United States Department of the Interior National Park Service

## SENT TO D.C.

# 12-14-05

# NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

I. Name of Property	
historic name Pilseo Historic District	
other names/site number	
2. Location	
street & number Roughly bounded by West 16th Street, West Cermak F	Road, South Halsted
Street and South Western Avenue	Not for publication
city or town Chicago	vicinity
state Illinois code IL county Cook code 0	23I zip code 60608
3. State/Federal Agency Certification	**************************************
registering properties in the National Register of Historic Places and meets trequirements set forth in 36 CFR Part 60. In my opinion, the property National Register Criteria. I recommend that this property be considered significantly and the statewide comments of the continuation sheet for additional comments.	meets does not meet the gnificant nationally s.)
Signature of certifying official	12-13-200r
Signature of certifying official	Date
Illinois Historic Preservation Agency State or Federal agency and bureau	
In my opinion, the property meets does not meet the National Recontinuation sheet for additional comments.)	gister criteria. ( See
Signature of commenting or other official	Date
State or Federal agency and bureau American Ind	lian Tribe

4. National Park Service Certification		
I, hereby certify that this property is:	Signature of the Keeper	Date of Action
entered in the National Register		
See continuation sheet.		
determined eligible for the National Register		
See continuation sheet.		
determined not eligible for the		
National Register	1 21 21 2	
removed from the National Register		
other (explain):		
5. Classification	10	
Ournarchin of Brownster		
Ownership of Property (Check as many boxes as apply)		
_X_ private		
_X_ public-local		
public-State		
public-Federal		
Category of Property		
(Check only one box)		
building(s)  X district		
site		
structure		
object		
Number of Resources within Property		
(Do not include previously listed resources	in the count)	
Contributing Noncontributing		
0 structures		
0 objects		
_4405838 Total		

Number of contributing resources previously listed in the National Register 1

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.) N/A

#### 6. Function or Use

Historic Functions (Enter categories from instructions)

Domestic/single dwelling Domestic/multiple dwelling Commerce/Trade/business Commerce/Trade/specialty store Commerce/Trade/restaurant Commerce/warehouse Social/meeting hall Education/school Religion/religious facility Industry/manufacturing

Current Functions (Enter categories from instructions)

Domestic/single dwelling Domestic/multiple dwelling Commerce/Trade/business Commerce/Trade/specialty store Commerce/Trade/restaurant Commerce/warehouse Social/meeting hall Education/school Religion/religious facility

## 7. Description

Architectural Classification

Industry/manufacturing

(Enter categories from instructions)

Late 19<sup>th</sup> and 20<sup>th</sup> Century Revivals
Late 19<sup>th</sup> and Early 20<sup>th</sup> Century American Movements

Craftsman

Other: Bohemian Baroque

Materials (Enter categories from instructions)

Foundation Concrete, Masonry

Roof

Bitumen

Walls

Brick, Frame

other

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

See Continuation Sheets

8. Statemer	ıt of Significa	ice		
Applicable l			"x" in one or more boxes for the criteria qualifying the property f	
X_ A	Property is to the broad	associated with eve patterns of our his	ents that have made a significant contribution story.	
B	Property is	associated with the	lives of persons significant in our past.	
_X_C	Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.			
D	Property has	s yielded, or is like	ly to yield information important in prehistory or history.	
Criteria Con	siderations (M	ark " $\mathbf{X}$ " in all the b	oxes that apply.)	
A	owned by a religious institution or used for religious purposes.			
B	removed from its original location.			
C	a birthplace	or a grave.		
D	a cemetery.			
E	a reconstructed building, object, or structure.			
F	a commemorative property.			
G	less than 50	years of age or ach	ieved significance within the past 50 years.	
Ethnic Herit	tage/Europear tage/Hispanic ry	r categories from in / <b>Bohemian</b>	nstructions)	
Period of Sign	nificance	1871-1956	Significant Dates 1871	
Significant Pe	erson (Comple	te if Criterion B is	marked above) N/A	

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.) See Continuation Sheet

Cultural Affiliation Bohemian-American; Mexican-American

Architect/Builder Various Architects

9. Major Bibliographical References
(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)
Previous documentation on file (NPS)  preliminary determination of individual listing (36 CFR 67) has been requested.  previously listed in the National Register  previously determined eligible by the National Register  designated a National Historic Landmark  recorded by Historic American Buildings Survey #  recorded by Historic American Engineering Record #
Primary Location of Additional Data  State Historic Preservation Office  Other State agency  Federal agency  Local government  University  X_ Other
Name of repository Chicago Historical Society
10. Geographical Data
Acreage of Property 704
UTM References (Place additional UTM references on a continuation sheet)
Zone Easting Northing Zone Easting Northing 1 16 444079 4634186 4 16 444903 4633395 2 16 446386 4634212 5 16 443084 4632653 3 16 446371 4633425 6 16 443079 4633938
See continuation sheet.
Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)
See Continuation Sheet
Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)
See Continuation Sheet

Pilsen Historic District Name of Property Cook County, Illinois County and State

11. Form Prepared By

name/title

Daniel Blucstone, Lydia Brandt, Diane Dillon, Cora Palmer with Edgar Barron, Flora Flavela, David Hernandez, Stephanie Navarro

organization Historic Preservation Program, University of Virginia

date October 2005

street & number

P.O. Box 400122

telephone

434-924-6458

city or town

Charlottesville

state Virginia

zip code 22903

#### Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

## Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

## Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

#### Property Owner

(Complete this item at the request of the SHPO or FPO.)

name multiple owners

street & number

telephone

city or town

state

zip code

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.). Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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Pilsen Historic District, Cook County, Illinois

## Narrative Description

## Summary

The Pilsen Historic District is located approximately two and one half miles southwest of Chicago's downtown. The general boundaries are Halsted Street on the east, Cermak Road on the south, Western Avenue on the west, and the railroad viaduct just north West 16th Street on the north. The completely flat topography makes the streets' adherence to the city's rigid urban grid readily apparent. Although real estate investors platted many of the streets in the 1850s, builders did not begin constructing the neighborhood until after the Great Chicago Fire of 1871. Many of the historic buildings in Pilsen were constructed in the 1880s and 1890s.

The architecture of the district is characterized by its density, variety, and lively architectural embellishments, including ornate cornices, projecting bays, variegated brickwork, and rusticated stonework. Many buildings reveal Baroque architectural forms and stylistic expressions carried from Europe to Chicago by the neighborhood's earliest builders and residents, Bohemian immigrants. Encompassing approximately 5243 buildings (4405 contributing and 838 non-contributing), the neighborhood includes cottages, back lot houses, two- and three-flats, three- and four-story apartments, hybrid commercial-residential structures, factories, churches, schools, banks, meeting halls, and parks. Brick and stone are the dominant building materials in the District. Pilsen has an architectural and urban vitality and character that makes it especially notable among Chicago neighborhoods.

## Site and Setting

The major commercial arteries in the Pilsen Historic District are West 18th Street, South Halsted Street, South Western Avenue, West Cermak Road, South Ashland Avenue, and South Blue Island Avenue.

West 18th Street forms a distinctive spine for the District, boasting a high-density blend of public, commercial and domestic spaces, with numerous buildings designed to accommodate mixed uses. Most of these buildings along West 18<sup>th</sup> Street rise to three or four stories and share party walls. Many structures include first-floor storefronts with apartments on the floors above. Unlike the District's other residential streets, West 18th Street includes few cottages or single-story commercial buildings.

While a very high percentage of buildings erected between the late 1870s and 1910 survive on West 18th Street, the other main arteries preserve only scattered structures from this period. This pattern can be explained by the role of the streets within the neighborhood and larger city. As an east-west thoroughfare surrounded by residential avenues, West 18th Street primarily served the local community. The north-south arteries (South Halsted, South Western, South Ashland, South Blue Island), on the other hand, grew busier because they connected the city's South Side to the downtown business district. Their greater volume of traffic increased the commercial value of their real estate, prompting more frequent replacement of older structures with larger, newer buildings. Cermak Road includes more late nineteenth and early twentieth century structures than the north-south arteries, but its proximity to the McCormick Reaperworks and other industrial sites likewise prompted increased traffic, property values, and rebuilding.

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The streets in the district, built to Chicago's standard 66 feet width, follow the city's rigid urban grid, interrupted by one major diagonal, South Blue Island Avenue, and one smaller angled street, West Coulter (South 25th Street.) The grid's structure changes at South Throop Street. To the east, most of the lots have east-west orientations. To the west, they assume a dominant north-south orientation. This shift signals the staggered development of the east and west sections of the district. The older eastern section has a greater proportion of buildings from the 1870s and 1880s, while the western section of the District includes more structures from early twentieth century. The western section also features mixed-used structures in the middle of blocks, while on the east these buildings appear chiefly on corners.

Streets that are primarily residential run both east-west and north-south. Some blocks are composed largely of single-family cottages, while others feature a mixture of cottages and small flat buildings. The multifamily buildings comprise from two to six apartments. The residential blocks also include numerous hybrid corner buildings, with stores on the ground floor and apartments above, similar to form of buildings lining West 18th Street.

The most common lot size in the District is 25 by 150 feet, with some larger buildings occupying double lots. The diagonal streets have prompted oddly shaped lots, which vary in size. The District's larger commercial, public, and industrial structures stretch across multiple lots, which they cover in varying configurations.

The placement of buildings on the lots varies considerably within any given block, with some structures aligned along the front of their lot and others occupying the middle or rear portions. A network of alleys facilitates full use of the lots, many of which include secondary buildings at the rear. The garages and some of the "back houses" face the alleys, while other rear dwellings face the open space between the front and back buildings. The back houses are typically more modest than the front houses in both scale and finish. These back houses are central to the architectural history of Pilsen and are considered contributing structures in the District. The garages on the alleys are later additions to the District and are not considered significant or contributing structures.

Grade levels also vary. Many cottages and some multi-family buildings include first floors raised above high basements, with wooden stairs leading from the sidewalk up to the front door. Larger flat buildings and corner buildings typically have entrances at street level.

Most of the industrial buildings are concentrated near the railroad lines that run east-west along West 16th Street and then turn south along South Sangamon Street. Additional industrial buildings are located on the periphery of the district, along West Cermak Road, South Western Avenue, and West 16th Street. Along these streets, numerous post World War II warehouses and factories have been added to the landscape, expanding and updating or replacing the earlier industrial structures.

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## Open spaces and natural features

The district is densely built, with only a small percentage of open space. The main green spaces are city parks. The largest is Harrison Park, located between West 18th and West 19th Streets, and South Damen and South Wood. Founded in 1912, the park incorporates a Cultural and Recreational Center built in 1992. The original 1914 natatorium at 1852 West 19th Street, designed by William Carbys Zimmerman, has been remodeled into the Mexican Fine Arts Center Museum.

Dvorak Park occupies the square block bounded by West Cullerton and West 21st Streets, and South May and South Carpenter. The park preserves its original field house, lamp standards, and fencing. The building housing the swimming pool has been altered significantly. The district also includes two small playgrounds, Barrett Park, adjacent to the Gads Hill settlement on West Cullerton, and South Throop Park, on South Throop Street between West 18th and West 19th Streets. Another small park occupies the site of a burned church at South Peoria and West 19th Street. The park incorporates the ruins of the church.

Beyond the parks, the eastern portion of the neighborhood includes few trees and little grass. Because the residential lots are so densely built, yard space is minimal. There are few public street lawns along the streets. Some houses that are not pushed up to the edge of their lots have small front and/or back yards, occasionally planted with decorative or vegetable gardens. The western section of the district is less densely built and has considerably more trees, street lawns, and yard space.

#### Cottages

The most modest structures in the Pilsen Historic District are the small, single-family cottages that line many of the residential streets. The 1800 block of South Allport Street is a typical example. The cottages on South Allport and throughout the district are a variation on the vernacular housing form known as the Chicago worker's cottage. The city's earliest settlers erected these simple box frame houses beginning in the 1830s and the form remained popular throughout the century. Pilsen's cottages depart from the model, however, in their brick construction and decorative embellishment. The use of brick was doubtless a reaction to the 1871 Chicago Fire, which consumed countless frame structures and prompted the development of the neighborhood when Bohemian immigrants fled the burned district further north. The choice of brick may also have been inspired by the building traditions of the Bohemians' homeland. These traditions clearly influenced the embellishment of the cottages, many of which feature central European Baroque ornamentation. These flourishes include sculptural gables, carved stone lintels, and decorative patterns in the brickwork. Classical Revival forms are the most common stylistic embellishment. Decorative brackets and dentils under the cornices are the most common trim on the simpler cottages.

Several types of ornamental masonry are visible. Numerous small cottages and duplexes, such as those at 1741 and 1814 West 17th Street, feature checkerboard brickwork on their front elevations. Stone trim is ubiquitous on the brick buildings in the neighborhood, its pale tone forming a strong contrast to deeper red, brown, or golden bricks. Stone accents appear most frequently in the form of lintels above windows. The simplest are plain rectangles, while more elaborate versions involve rounded or pointed arched forms and

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carved decorations.

The street elevations of most of the residential buildings in the neighborhood are defined largely by their fenestration patterns. Numerous houses and flat buildings feature Italianate, round-arched windows topped with arched lintels. In many cases the arched space under the lintel has been bricked in to permit the insert of rectangular replacement windows. The side elevations of the buildings are usually architecturally unarticulated, unless they are situated on a corner. Whereas smooth facing bricks in a variety of colors are used on front facades, the side elevations typically feature rougher, less costly common brick. The side facades include few recesses or projections.

#### **Back houses**

The dwellings erected at the rear of residential lots, such as those at 1130 West 17th Street and 1316 West 19th Street, typically follow the basic form of the cottage, although they are usually smaller and lack any architectural embellishment. They are often built entirely of common brick.

#### Row houses

Attached row houses are rare in the District, but a set of three was built at 1646, 1648, and 1650 South Throop.

## Small two- and three-flat buildings

Many of the district's small flat buildings, incorporating two or three apartments, also imitate the cottages' outlines and ornamentation. Often only a double entrance door distinguishes their general appearance from single-family houses. Three flats like the building at 1743 West 17th Street stretch the basic cottage form to three stories. These two- and three- flats are often interspersed with single-family cottages along the District's more residential streets. The similarity of the types contributes to the visual coherence of the domestic streetscapes.

#### Tenements

Larger tenement buildings, incorporating six or more units, most often take the form of rectangular brick blocks. The simplest versions feature little or no stylistic embellishment. More elaborate variations boast flourishes similar to those animating the cottages, such as vertical roof extensions, cornices moldings, carved stone lintels and decorative brickwork. On numerous three and four-story flat buildings, the vertical emphasis of the structure is balanced by horizontal stone courses extending along the base and top of the window lines. Large tenement buildings located in the middle of blocks often have sidewalls indented to create light wells.

#### Mixed-use buildings

Pilsen features a high proportion of mixed-use structures, incorporating both residential and commercial functions within the same walls. In these buildings, the street floor is given over to stores, saloons, restaurants, or undertakers' establishments, while the upper floors are devoted to apartments. These structures are often sited at intersections, where corner entrances offer prominent access to the commercial spaces from two streets,

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while access to the apartments is provided by separate entrances along the sides of the building, from just a single street. Oftentimes, a back entrance from the alley or between the rear and the front buildings offers another circulation option for the building's tenants.

The commercial and mixed-use buildings manifest a variety of architectural styles. Some of most pretentious structures feature Romanesque Revival detailing and rusticated masonry, as seen in the building at 2102 West 19th Street. The storefront at 1439 West 18th Street is one of the notable Baroque buildings in the district, featuring a small corner tower embellished with sculpture and topped by an elongated egg-shaped roof. An ornamental balustrade marks the line between the first and second stories. The second floor wall on the West 18th Street side is given over to a large sloping skylight. Elements of the Queen Anne style appear in several hybrid commercial-residential buildings, such as the corner building at 1870 South Blue Island Avenue.

Like the smaller residential buildings, the elevations of the larger flat and commercial buildings are articulated chiefly through their fenestration patterns and their brick and stone ornamental details. These structures often include rows or plaques of decorative masonry. For example, the building at 1322 West 18th Street includes a row of triangular brick projections lining the upper edge of the recessed central portion of the façade. A similar row appears just below the roofline at 1236 and 1244 West 18th Street. Other structures feature rectangular panels of decorative bricks, such as the plaques of alternating projecting headers between the second and third stories at 1340 West 18th Street. Limestone trim is ubiquitous on the district's buildings. In some instances, as at 1236 West 18th Street, stone is used to surround the entire window. In another variation, as seen at 1326 West 18th Street, diamond-shaped stone plaques are inserted between the windows.

Commercial and public buildings often feature stone plaques bearing names or dates on the front façade near the roofline. For example, the building at 1924-1932 Halsted bears a plaque with the name "John York," while the structure at the corner of West 21st and Leavitt says "Brueshaber." Thalia Hall features its name above the entrance, and the date of its construction, "1892," under a gable on the West 18th Street facade.

Many hybrid and commercial structures also include ornamental pressed metal detailing. For example, the corner porch at 1840 West 18th Street features dark green painted metal to frame its retail space. The metal surrounds the windows and doors, lines the ceiling, and forms the post for the porch. At 1332-23 West 18th Street, pressed metal decorates the roof, shaped into rows of dentils and a sculpture-filled pediment. The pale green tone of the metal sets off the buff-colored stone below.

#### Banks

The neighborhood's banks followed both national and local trends. For example, the small bank building on West 18th Street and the Skala National Bank located at 1817-1819 South Loomis Street followed the pattern of using classical forms for banks, established by William Strickland's Second Bank of the United States, built in Philadelphia in 1818. The Skala National Bank boasts ionic columns, a pedimented doorway and a projecting pediment at the roof, each embellished with sculpture. Other banks, such as the Kaspar State Bank at 1900-1908 South Blue Island Avenue, followed the late-nineteenth century fashion for Romanesque

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Revival forms.

## Religious buildings

The most monumental public buildings in the district are churches designed in a variety of revival styles. The neighborhood's oldest church, St. Procopius, was built in 1883 at the corner of West 18th Street and South Allport Street. Architect Julius H. Huber shaped inexpensive local materials into modestly ornamented Romanesque Revival forms. As is typical for Catholic institutions, St. Procopius grew into a complex that filled three quarters of a block, incorporating a parish house, chapel, school, and a building for the Benedictine Press.

The most notable Gothic edifice is St. Paul Roman Catholic Church, at 2234 South Hoyne Avenue, designed by Henry J. Schlacks and constructed between 1897 and 1899. The church towers above the neighborhood skylines and dominates its streetscape; its 245-foot high towers dwarf the cottages and flat buildings surrounding it. St. Paul's brick construction is in keeping with the buildings around it. St. Matthew Lutheran Church (1888). at 2100 West 21st Street, combines common brick and Lemont limestone in its Gothic Revival form.

The district's most notable Renaissance Revival structure is St. Adalbert Roman Catholic Church (1912) at 1656 West 17th Street, also designed by Henry J. Schlacks. This basilica-plan church features an entrance porch lined with granite columns, topped by Corinthian capitals and a pediment carved in terra cotta. Above the pediment is a loggia punctuated by pairs of round-arched openings, a circular window with intricate tracery, and a pedimented roof. Classical pediments also top the entrance doors inside the portico. The 185-foot twin bell towers feature round-arched arcades topped by copper domes.

The Templo Smirna building at 1442 West 18th Street features bold ashlar masonry, grand ionic columns uniting the third and fourth stories, windows topped by pediments supported by volute-shaped brackets and fronted by balconies, pilasters, garlands, dentils, and other sculptural embellishments.

#### Schools

Like the banks, Pilsen's public schools followed the national fashion for using classical forms for secular public buildings. For example, Chicago's school architect Normand S. Patton used a pared-down classical idiom for the Joseph Jungman Elementary School built in 1903 at the corner of West 18th Street and Miller. Patton embellished the red brick façade with limestone quoins, stringcourses, keystones, and a classical cornice.

The four-story red brick school Whittier School (1893), at 1900 West 23rd Street, is one of the most ornamental in the area. The school is divided into three large wings, with the central wing projecting slightly. The raised basement level is completed in rusticated stonework, while the majority of the façade is composed of red brick. The flanking wings contain four window bays, each with three floors of rectangular windows. The upper floors contain arched windows, creating a differentiation of space. The central wing is made up of three bays; the three-story bays on either end are rusticated and act as a pedestal for the upper floor with its three

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oversized arched windows. Detailing is limited to carving in the commonly used Bohemian vegetal style seen throughout Pilsen.

The district's Catholic churches also built schools. The architecture of these parochial schools often echoed that of the churches, affirming their institutional tie. For instance, the St. Procopius Parochial School (1888) was constructed behind the church using the same common brick and limestone.

A similar pattern exists on the 2100 block of West 21st Street where red brick and Lemont limestone trim form of the basis of a common architectural expression between Frederick Ahlschlager's 1888 St. Matthew Lutheran Church and the National Register listed St. Matthew Evangelical Lutheran School (1882) located just across the street. The pressed-metal that enclosed the cupola on the roof of the school was also incorporated in the main elevation of the church.

The St. Paul Our Lady of Vilna School (1892), at 2114 West 22nd Place, likewise features materials (light brown brick and stone) akin to those used to build St. Paul's Church. Designed by Henry J. Schlacks, the designer of the church, the three-story school measures 62 feet by 90 feet by 42 feet. The building is essentially a square mass with a projecting central bay, accentuated by a steep gabled roof, focusing attention both centrally and upward. Round Romanesque arched windows differentiate the third floor, while the two lower floors feature additional simple rectangular windows. The central bay contains a two-story archway above the doorway, and is marked by a stone tablet bearing an inscription of the school's name. The upper level of the central bay contains two arched windows in the pitched roof, with a circular medallion that reads "1892," the year of construction.

## Community buildings

Pilsen also boasts several multi-purpose monumental buildings, which provided secular spaces to enhance the community's social life. Among the most prominent were the social clubs known as sokols. The Plzensky Sokol at 1812-1816 South Ashland Avenue is one of the most monumental structures in Pilsen. The building's façade reflects its piecemeal construction over time. While the lower floors are composed of rusticated stonework, the later upper floors are composed in a more refined classical style. The lower floors are distinguished by an arched entrance that includes flanking pairs of ionic columns on a pedestal, while the upper stories are more ornamented. The side bays of the three-part building include three windows on each of the floors, connected visually by Corinthian columns. Arches that spring from the columns reinforce the window bays. The central bay is composed of a Roman triumphal arch – a pair of pilasters flank two attached Corinthian columns that support a round arch. Above the arch is stone carving consistent with the traditional Bohemian vegetal pattern.

A similarly impressive building, the Czesky Slavonsky Americky Hall (C. S. A. S.) Sokol at 1438 West 18th Street was constructed in 1893. The five-story structure is raised on a basement level with three large arches; the central dominant archway serves as the building's entrance. The upper levels are divided into five bays. The end bays project slightly, reinforcing the building's strength, and are differentiated with central

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windows, each with a balcony and a pediment supported by corbels. The bays are further decorated by quoins and topped by sculpted fion heads carrying wreaths. The central bays are set apart from the ends by pilasters and are separated by Ionic attached columns on a pedestal. The top floor windows are arched with a corbel used as a keystone. A mansard roof and central dormer with an oriel window reinforces the building's verticality. The ornate building originally included large rooms for club meetings, decorative tin ceilings, and forty-three inch thick walls.

The neighborhood also includes two settlement houses. Casa Aztlán, built as the Bohemian Settlement House at 1831 South Racine Avenue, is a four-story brick building with three bays. The majority of the original ornamentation is devoted to the entrance, which is defined by an arched doorway. Gads Hill Center, founded in 1898, moved into its current home, a three-story dark brick building at 1919 West Cullerton in 1916.

The Progressive Era concern for public health manifested by the settlement houses and parks also gave rise to two other specialized institutions: public baths and milk depots. The Cullerton Street Public Bath house dating to December 1908 is a one story concrete building with red brick decoration. The classically styled building has strong symmetry, and the scale of the building's details, especially the dentils and keystones, are exaggerated. The entrance is flanked by Doric columns and the entablature reads, "Chicago Public Bath," the inscription is surrounded by cartouches. The milk depots did not prompt the development of specialized structures, but were located within residential buildings.

Thalia Hall, an imposing four-story building at the southeast corner of South Allport and West 18th Streets, served as an alternative type of social center, combining a theater with meeting rooms, stores and flats. The building's variety of architectural detailing matches the variety of its purposes. The first three floors of the four-story structure are clad largely in rough rusticated stone. These muscular surfaces are set off by ashlar facings on the second floor and on the fourth-floor towers and dormers, smooth stringcourses, as well as columns clustered at the entrances and bays of arched windows on the third floor. The diversity of forms continues at the roofline, which incorporates unmatched towers; gables that are pointed, hipped, and truncated hipped; domed and mansard projections. The theater is emphasized by a projecting bay on Allport, capped by a tower combining a classical pediment and onion dome. The carved mask that serves as the keystone to the arched entrance identifies the building's function.

Although Thalia Hall's high level of architectural and programmatic complexity is distinctive, the building shares several important characteristics with other neighborhood structures. Several other buildings feature typically Romanesque rusticated masonry and round-arched windows, including those at 1313 West 19th Street and 1134 West 18th Street. In its multiple functions, Thalia Hall echoes the many smaller mixeduse buildings along West 18th Street and throughout the district. The entrances to the residential units and storefronts lining the West 18th Street façade likewise mirror the circulation pattern of the neighborhood's corner buildings, which typically provide access to the apartments through several entrances punctuating the building's long elevations. In this sense, even in a much larger building project Thalia Hall preserved the rhythm and form of the single party wall buildings lining other blocks along West 18<sup>th</sup> Street.

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## Streetscape and massing

Verticality characterizes the massing of most of the buildings in the district. The many different types, sizes, and styles of structures are united by compositional emphasis on vertical lines and by complex cornices and roof forms. In the churches, bell towers obviously provide prominent vertical accents. But even the most modest one-story cottages reach skyward with steeply pitched gables. The overall proportions of the buildings also contribute, as many are taller than they are wide. Attenuated vertical windows, topped by decorative lintels that arch or point upward, likewise add to the overall effect of verticality.

The verticality of many structures is also furthered by one of the neighborhood's most distinctive architectural features: the preponderance of false fronts extending above the building masses. These additions assume a great variety of forms. Some reach across the entire width of the building, visually extending the front elevation, while others are more sculptural appendages, usually at the center of the roof. For example the flat buildings at 1230 West 19th and 1859 South Allport are topped by Palladian half-circles. The structures at 1645 West 17th Street and 1002 West 18th Street feature Dutch-style stepped gables. Others feature simple geometric extensions, such as the rectangle topped by a smaller rectangle at 1333 West 19th and the clipped triangle at 1816 South Racine Avenue. The two-flat at 1810 West 17th has a fanciful projection combining curved and orthogonal steps, capped by a spherical sculpture. Still others, such as the flat buildings at 1339 West 19th Street and 1729 West 17th Street, feature vertical extensions in the form of Mansard roofs. In many, the illusion of an additional story is enhanced by the inclusion of a dormer window.

In terms of overall massing, the large public edifices discussed above are the most complex. The massing of the residential buildings is quite varied, but they can be grouped into a few broad categories. The cottages are usually symmetrical in overall mass, but they have asymmetrical fenestration—with a door to one side of the first floor elevation and a window to the other side

Many middle-size flat buildings take the form of tall rectangular boxes, relieved by various embellishments. Some have flat roofs, while others are topped with ornamental roof extensions. The three-flat at 1518 West 17th Street features a clipped gable, while the one at 1528 West 17th has a small pointed gable; both are at the center on the rooflines. The latter building also boasts a slightly projecting bay at the center of its front elevation in line with the gable.

Another common two and three-flat form features a boldly asymmetrical front elevation, characterized by a projecting bay on one side. In some buildings, such as the two-flat at 1927 West 17th, the bay is limited to the first and second stories, stopping short of the false gable extension above. In others, such as the three-flats at 1852 South Allport and 1623 West 17th, the projection continues up through the roofline. The buildings with bays all have entrances on the side without the bay.

Larger corner buildings often feature fenestrated bays projecting out toward the intersection on the upper stories. At 1340 West 18th Street, the rounded bay extends vertically through the second, third, and fourth stories, above the open porch on the first floor. These projections occur at the intersections of alleys, as well as

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streets.

Because the fabric of the district is so dense, builders were prompted to find creative solutions to the problem of lighting their structures. A frequent solution was the addition of projecting bays, which provide space for additional windows and increase the natural light admitted into the building. The projecting bays often take advantage of the left over bits of available sun-lit space, such as those occurring at the intersections of streets and alleys. The bays thus not only add to the architectural charm and variety of the structures, but serve a valuable practical function.

The mixed-use buildings erected at intersections often provide access to first-floor commercial space through a corner porch open to both streets. The upper stories are reached through separate entrances arranged along both street elevations. For example, the building at the corner of West 18th Street and South Throop Street includes entrances numbered1249 through 1259 West 18th and 1801 through 1805 Throop Street. These buildings most often take the shape of narrow rectangles, mimicking the proportions of their lots.

The industrial buildings that cluster along the rail lines at the north and east of the district are distinct from the rest of the neighborhood. These large brick buildings, which range in height from one to five stories, typically fill their blocks and bear little or no stylistic embellishment. Notable variations in massing include a building with a rounded side at 21st and Morgan and a large structure enclosing a central courtyard, at Cermak and May.

#### Integrity

The category of non-contributing structures includes only those buildings that have been altered to such an extent that their historic character is no longer readily apparent or recoverable and those buildings erected after the district's period of significance. The most common alteration on both residential and commercial buildings is the addition of exterior cladding material, such as vinyl siding, permastone, and asphalt shingles. Some buildings also incorporate replacement windows. These replacements often involve the insertion of standardized rectangular windows into arched openings, making it necessary to fill in the arched upper portion of the original space with brick. Several of the porches on the corner combination commercial/residential buildings have been enclosed. Some cottages have been raised to create high basements, adding front stairs to reach the now above-grade first floor. Rear staircases and decks, usually of wood, are common additions to cottages and flat buildings. Several large public buildings have added metal fire escapes to their front facades. In recent decades new residences have been added to Pilsen. They complement the density and vitality of the community and provide valuable housing for neighborhood residents. Nevertheless, the houses built within the last 50 years are, based on the commonly applied standards of the National Register, defined as noncontributing buildings to the historic district. Overall, despite some changes over time, the Pilsen Historic District clearly conveys both its historical and architectural significance and retains excellent integrity for listing in the National Register of Historic Places.

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#### Statement of Significance

Since the last quarter of the nineteenth century, Chicago has boasted a large chorus of America's newest voices. Pilsen, nestled in the crook created by the Chicago River and the railroad lines that run along West 16th Street, has historically been a first-stop neighborhood for American immigrants, first from Bohemia and later from Mexico. Pilsen has an extraordinary architectural and urban landscape created entirely by and for its newly arrived settlers. Pilsen's buildings and institutions have blended the influences of the distant countries with urban forms and elements found closer at hand, in Chicago. Pilsen's Bohemian builders were so successful in shaping an environment suited to their needs as newly arrived immigrants that the neighborhood continues to be dominated by immigrants and their American-born children a century later. The Pilsen Historic District meets National Register Criterion A for local historic significance in the categories of ethnic heritage, industry, and social history. The District also meets Criterion C local significance in the category of architecture.

Today, Pilsen retains its distinctively dense urban fabric, a characteristic that fostered the Bohemians' creation of a cohesive community in the 1870s and the Mexicans' continuation of this tradition in more recent times. Newcomers to the United States often have navigated to locations where relatives, friends, and fellow countrymen had already established themselves. Economic constraints have just as often compelled them to live in highly congested quarters. Thus, Pilsen's tradition of ethnic homogeneity and dense accommodations make it typical of immigrant communities across the country. When the missionary John Huss ventured into Pilsen around 1890 to examine its religious culture, he was struck by the exoticism of the Bohemian settlement: "the names on the buildings such as Horazdoosky, Brzobohaty, Soustruznik, I could not pronounce, and nearly all the conversation on the street by the older people was strange to me." Eighty years later, a pair of reporters for the Chicago Tribune had a similar experience in the now predominantly Mexican neighborhood: "...out on the street, we had to deal with people, and our hands often had to take the place of words we didn't know." In each case, the outsiders described a vital community that stood somewhat apart from the surrounding city.

Several aspects of the neighborhood distinguished it from other immigrant enclaves in Chicago and beyond. First, the Bohemians enthusiastically expressed their national identity in architectural terms, constructing many buildings based on the forms and styles of in their homeland. Often these buildings were more modest than the monuments they emulated, but Bohemian-American builders endeavored to replicate the materials, massing, decoration, and functions of the buildings they knew in Europe. This unusual architectural development stands at the center of the District's architectural significance.

Second, the Bohemians created an environment with an unusually high degree of functional eclecticism. Their penchant to use space efficiently for a range of purposes shaped the character of individual buildings and provided the cornerstone of the neighborhood's density and vitality. In Pilsen mixed-use buildings often united residential, commercial, and industrial functions in various combinations. Neighborhood builders reinforced this pattern by placing houses, stores, workshops and factories in close proximity to one another, often in the same block. They thus created a crazy quilt, mixed-use, urbanism that stands in sharp contrast to the carefully

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zoned and delimited neighborhoods that were subsequently added to Chicago in the course of the twentieth century.

Third, the District's mixed-use buildings and mixed-use urban pattern encouraged a high degree of economic self-sufficiency and social isolation. Because most basic needs – from housing to provisions, employment to social interaction – could be met within the neighborhood, many residents found little cause to venture outside its boundaries on a regular basis. These opportunities were not created entirely by the Bohemians; ready access to the lumber district, McCormick reaper works, and other industrial employers was largely responsible for drawing the immigrants to the area in the first place. Moreover, the borders drawn by the Chicago River and railroad tracks fortified the neighborhood's segregation from the surrounding city. The immigrants took advantage of these natural and man-made boundaries to fashion a "city within a city." Pilsen's relative isolation and homogeneity permitted the Bohemians to perpetuate their native language, customs, social institutions, and architectural styles, and also nurtured a political culture that encouraged participation and labor activism. This urban reality provided the basis for much of the District's ethnic and social significance.

Fourth, Pilsen's built fabric neatly mirrored the rising prosperity of its residents. As the Bohemians became successful and more economically independent, they were able to erect more buildings, construct additions, and make improvements. At every level, Pilsen was built in stages: many residents began living in modest dwellings at the back of a lot, adding a more substantial, architecturally ambitious, building to the front of the property when finances permitted it. Others enlarged or embellished their original homes and business buildings. As the locals grew still more prosperous, they moved on to still more spacious quarters in neighborhoods further west, creating places for the next generation of newcomers.

When new immigrants from Mexico began moving into the neighborhood after World War II, they adapted its distinctive features to their own needs, preserving the urban fabric created by their Bohemian predecessors while developing their own distinct institutional life and culture. By the 1960s and 1970s, the language of the streets had shifted from Czech to Spanish, but the District retained its cultural homogeneity, its social and economic autonomy, and its rich architectural and urban character.

Pilsen's demographic shift from residents of Bohemian birth or ancestry to Mexican birth and ancestry means that the neighborhood's significance stretches from 1871, the year the first buildings were built, to 1956, the customary fifty-year cut off date for buildings and districts listed in the National Register. The 1956 date captures the beginning of the creation of an ethnic Mexican and Mexican-American identity in Pilsen. Over time as the 50-year cut-off date takes in broader swaths of Pilsen's twentieth century history,we fully expect sites and stories of Mexican and Mexican-American history to loom even larger in the neighborhood narratives of Pilsen. Architecturally, the key forms and urban spaces that dominate the neighborhood today were certainly in place by 1956.

#### West 18th Street Core and Microcosm of Pilsen

West 18th Street, the east-west artery running through the heart of Pilsen, has exemplified the

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neighborhood's social, economic, and cultural vitality throughout its history. Establishments selling tacos, carnitas, and horchatas (Mexican milkshakes) have replaced the Bohemian saloons and shops of the District's late nineteenth century days, but the street continues to epitomize the character of the neighborhood. Pilsen was and remains a largely self-sufficient neighborhood, able to support a vibrant community with a complete network of residential, commercial, cultural, and industrial resources. West 18th Street – one street out of many that are included in the District – captures this quality in microcosm.

Most of the buildings on West 18th Street today are second-generation structures built between 1875 and 1910, interwoven with a smattering of buildings constructed between 1910 and the early 1940s. All but a few of the neighborhood's earliest buildings, erected in the first few years after the Great Fire of 1871, are lost. Those few remaining are set on the back of the lots facing alleys rather than streets. Bohemian builders quickly replaced the architecturally modest early buildings with more substantial and profitable buildings as they accumulated the resources to upgrade their properties. Because West 18th Street survived the middle and later decades of the twentieth century with few changes, it escaped the compartmentalization ushered in by zoning regulations and the trend toward spatial specialization that guided the development and renewal of Chicago's broader urban landscape.

The neighborhood's older mixed-use fabric was well suited to the needs of new immigrants who sought to bridge their cultural identity – whether Mexican or Bohemian – between the old world and the new. The most obvious places in which newcomers could remain connected to their homeland were public spaces where cultural gatherings could take place, both formally and informally. West 18th Street offered a host of institutions that served this function. St. Procupius, built in 1883 on the corner of South Allport and West 18th Street, was the first religious structure erected in Pilsen by the new Bohemian population. It would come to serve as a focal point for the District's Catholic population, as evidenced by the expansion of the church complex to include offices and residences for the staff, as well as a chapel, printing press, and parish school. The local Mexican population has marked its presence in the parish since the 1970s by installing the Virgin of Guadalupe at the altar and conducting services in Spanish.

Cultural spaces also served as gathering places and as an escape from crowded residential quarters. The Sokol that sits imposingly on West 18th Street at South Laflin, built in 1893, provided essential spaces for community meetings and activities. Sokols and other similar secular community spaces were sprinkled throughout the District, providing many options for fraternization and community services. Since 1982, the building has housed offices for organizations seeking rights for Mexican-American laborers. Just as public spaces were used by the Bohemians to help in their assimilation to American life, so do many of the same buildings serve the same purposes for the Mexican residents of Pilsen.

Thalia Hall, another imposing building completed in 1893 on the southeast corner of South Allport and West 18th Street, also served as a multi-use structure that provided a host of community spaces and activities.<sup>5</sup> Designed as a hall for meetings and musical and theatrical productions, this building was named for Thalia, the Greek muse of comedy and pastoral poetry. Typical of such halls, its design incorporated retail and residential

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spaces, which helped to support the theater financially. Its interior theater is more unusual, as it was closely modeled after that of the Old Opera House in Prague, Czechoslovakia. The architectural language of Thalia Hall, with its husky masonry façade and Bohemian-style, vegetal stone carving and turrets, established a fashionable model for commercial and civic architecture in Pilsen for years to come.

Besides having its own cultural, secular, and religious spaces, West 18th Street is also the home to substantial educational edifices. Joseph Jungman Elementary School, a public school built at the corner of West 18th Street and Miller, was erected in 1903, with additional construction completed in 1914. The Chicago Board of Education and Grant Construction Company built the four-story, 22-room structure, at a cost of \$110,000. Like other public schools in the area, such as Komensky Public School at 1921 South Throop, Jungman School is composed of red brick in a classical style.

A short distance away on the site now known as South Throop Street Playground sat South Throop School, an institution created by the Bohemians to educate and make assimilation easier for their ever-growing community. The street, school, and playground were all named after Amos G. S. Throop, a Temperance Party Mayoral candidate in the mid-1850s. Constructed in 1878 by the City's Board of Education, the public school was a four-story brick structure. The school was demolished in 1947 and its lot has since served the District as a small park, providing one of the few public spaces in the crowded neighborhood.

West 18th Street also exemplifies the commercial nature of the neighborhood, hosting scores of mixed-use commercial structures that blur the line between the commercial and residential life. The building at 1328 West 18th Street is an elegant and refined three-and-a-half story example of the mixed-use structures found throughout Pilsen. Constructed in 1907, the building has a sophisticated masonry façade, ornamented with a small cow-head sculpture on the third floor that marked the original first floor use as a butcher shop. The upper floors of the building were devoted to apartments.

There is more to the vitality of West 18th Street than one might guess at first glance. With the long narrow lots characteristic of the rest of the neighborhood, many buildings on West 18th Street maximized the space available by building to the front, rear, and side lot lines—creating the density that makes the neighborhood so distinctive. 1748 West 18th Street, a very modest two-flat set far back on the lot, looks out of place next to its larger and more impressive neighbors. Its common brick façade and unembellished, pitched roofline speak to its nature not only as a specifically residential structure, but also as one of the neighborhood's many rear buildings. Although it was once hidden by a larger and more substantial structure that sat on the front of the lot, the small house built in July 1888 by M. Parilek held three families for a total of sixteen inhabitants in 1900. While there was an obvious and bustling vitality on West 18th Street, there was also a large residential population that existed on the back of lots, using the alleys and the small spaces between and behind buildings as their circulation space. West 18th Street has also played an important role in the neighborhood's transportation network, providing not only a major east-west thoroughfare but also a streetcar line and, later, an elevated rail stop.

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While commercial and residential spaces were and continue to be literally side-by-side on West 18th Street, the industrial landscape was not far behind. The railroad tracks that run perpendicular to West 18th Street and follow South Sangamon Street towards the eastern end of West 18th Street are host to a number of large industrial structures. Harrison Park, now a large public recreational space on West 18<sup>th</sup> Street, was once only half its present size, the other portion serving as a limestone quarry and supporting a substantial industrial labor force. Although the industrial dimension of the neighborhood's original mix of uses is now drastically reduced, many of the buildings remain. Several of these structures have taken on new lives as residential lofts, offering additional evidence of Pilsen's tradition of adaptation and re-use.

## Settling of Pilsen

The Bohemian population of Chicago began settling in Pilsen after the Great Fire of 1871. There had been previous Bohemian settlements in Chicago, but none of them had been able to reach the levels of self-sufficiency and cultural autonomy that would characterize Pilsen; they were too much a part of the existing city's fabric and, therefore, did not give the Bohemian population sufficient room to cultivate their own physical and cultural landscape.

The first wave of Bohemian immigration to the United States occurred after the failed revolution against the Austrian-Hungarian empire in 1848. The Bohemians who came to Chicago quickly settled along the southern boundaries of Lincoln Park. By 1855, the population had moved south of Jackson Street and by 1860 the first major Bohemian settlement in Chicago - "Prague" - had been established. The boundaries of this settlement, named after the largest city in Bohemia, were from South Polk on the north to the river on the south, between South Halsted and South Canal Streets.8 This neighborhood, stretching east of South Halsted Street to the river, abuts what is now Pilsen. Jakub Horak, an active member of the Bohemian community, analyzed Pilsen's development in his 1920 doctoral dissertation in sociology at the University of Chicago. Horak observed that, in this neighborhood, his countrymen were for the first time able to construct "a somewhat more permanent and better organized community...lt shows the establishment of institutions such as churches. schools, and meeting halls of societies and independent representation of [Bohemians] as a nationality in the city." In Prague, the Catholic Bohemians of Chicago built their first major public structure, the now demolished St. Wenesclaus, in 1863 at the northeast corner of DeKoven and Desplaines Streets. Prague was on its way to becoming a self-sufficient community, as it was here that a newly immigrated Bohemian could "get along with the exclusive use of the Czech language. He could provide everything and live in the middle of a foreign sea, exactly as at home!" Prague, therefore, formed the model for what would become the next major Bohemian settlement, Pilsen. The neighborhood was largely self-contained and provided the cultural familiarity that enabled new immigrants to retain their language and customs. This made the assimilation process slower, but less difficult.

The population of Prague would soon outgrow its space. After the 1871 Chicago Fire, there was a dramatic shift in the city's population, as people whose homes had burned sought new places to live. Other ethnic groups soon arrived in Prague, changing the relatively autonomous nature of the neighborhood. Because the Bohemian population desired to preserve the homogeneity and because at least some members of the

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community had achieved a measure of financial success, Bohemian residents looked to the area west of Halsted to establish a new community.

This move westward into the area that is now known as Pilsen was also made necessary by an increase in the number of Bohemian immigrants, encouraged by the Homestead Act and an immigration treaty between the United States and the Austrian-Hungarian empire in the 1860s. <sup>11</sup> A greater portion of this group of new immigrants consisted of craftsmen or artisans, <sup>12</sup> a largely entrepreneurial group seeking economic and social stability. The Chicago Fire and the wave of construction that followed in its wake created opportunities for workers skilled in the building trades. <sup>13</sup> Pilsen's pattern of land ownership was established largely along the lines of the grid of the city to its north. Although real estate agents platted much of the land before the Fire, it remained largely undeveloped by the time that the Bohemians began to move into the area. This gave the settlers a blank slate on which to build their new community.

The neighborhood's geographic isolation proved conducive to the construction of an autonomous and self-sufficient Bohemian enclave. The Chicago, Burlington & Quincy Railroad tracks built along West 16th street in 1863, along with the docks built along the north branch of the south branch of the Chicago River in 1857, made for "physical barriers, isolating [Pilsen] from the rest of the city." Furthermore, until the Douglas branch of the Metropolitan West Side Elevated Railroad, constructed between 1898 and 1905, reached Pilsen, the only route of public transportation connecting it to the Loop would be the Blue Island Cable Car Line. Because the boundaries of the District were so well defined on the south, north, and east, it was easier for Pilsen to declare itself as a specifically *Bohemian* neighborhood. In contrast to the more fluid borders of the Prague settlement, the natural and manmade barriers surrounding Pilsen enabled the Bohemians to create a more exclusive community.

The western end of the District, however, was less defined. As Ernest P. Bickness would describe the neighborhood in 1903: "[t] he western part is sparsely inhabited, open spaces separating the houses into isolated groups. The eastern half is closely built." Whereas the dense, mixed-use character of the District was clearly established east of Ashland Avenue, the western part developed as a less populous and less clearly Bohemian place. The latter is indicated by the presence of fewer Bohemian social, cultural, and religious spaces and by such clearly non-Bohemian buildings as St. Paul's Church, built by a German congregation in 1892. The western section of Pilsen is also distinguished by its natural landscape, which has many more trees and street lawns than the area to the east.

Regardless of differences within the District, Pilsen would become known as *the* Bohemian American community in the United States, made possible by its dense and fairly homogeneous population. While commentators dubbed Chicago as the "third largest Bohemian city in the world" (behind Prague and Vienna), they characterized Pilsen as "the metropolis of all the cities of Bohemian Chicago." In popular Bohemian author Pavel Albieri's story "A Bride for Fifty Dollars," published in Prague in 1897, Pilsen is clearly considered to be the center of the Bohemian-American world. The story was published in Bohemia in the Czech language, intended for those considering immigration to the United States. It tells the tale of a young

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Bohemian girl immigrating to Chicago to get married. The story incorporates English words and phrases, woven into the narrative so that the reader may have a concept of how they might be used in context, as well as important landmarks they might encounter once they reach Chicago. These landmarks include one of Pilsen's Sokol Halls, as well as Blue Island Avenue, the neighborhood's major diagonal commercial and transportation route. "A Bride for Fifty Dollars" thus provided a preview of what life might be like in the new world, offering Pilsen as the model of the sort of community a prospective migrants could expect to encounter across the Atlantic.

In between its founding in the 1870s and the first quarter of the twentieth century, Pilsen would become the major Bohemian settlement not only in Chicago, but in the entire United States. Its cultural autonomy, self-sufficiency, and density were qualities that both relied on and were spawned from each other. Ultimately, these qualities would make possible the District's importance to Bohemians in the national and international realms.

#### Bohemian to Mexican Transition in Pilsen

Pilsen remained a predominantly Bohemian neighborhood well into the twentieth century. The building campaigns of the 1920s and 1930s, dominated by the polychrome brick facades, are testament to the continuing success of the neighborhood as a predominantly immigrant community. After 1918 and the long-awaited granting of Czech independence, however, immigration rapidly declined. There was no longer a need for large numbers of Bohemians to move to the United States to escape political persecution or seek a life of freedom. The older generations of Pilsen's residents – those who had built the heavily corniced homes and mixed-use structures – were dead and their children had become successful enough to allow them to move to more spacious quarters directly west of the neighborhood: first to California Avenue, then to Cicero and Berwyn. Because the Bohemian community that had built it had largely assimilated and established themselves as Americans, they no longer needed the community and old-world feeling offered dense urban fabric of Pilsen. The support networks and the buildings that facilitated them – Sokols, meeting halls – were no longer as necessary to a population that could now interact seamlessly with the surrounding urban population. This phenomenon was apparent to all by the 1950s. As a Chicago *Tribune* reporter expressed it in 1951: "Remnants of Pilsen still remain, but the younger people are moving away – scattering throughout the city."

Yet the urban fabric of Pilsen remained, providing an opportunity for a new group of immigrants new to the United States: the Mexicans. While the Bohemians had been the builders of Pilsen, the Mexicans were its preservationists. The dense structure of Pilsen and its ability to support many functions and a very large population was ideal for a first-stop immigrant group, regardless of their location of emigration. The Mexican community found Pilsen attractive for the same reason as had the Bohemians: it provide a sheltered, familiar, and self-sufficient landscape, easing the process of assimilation.

The demographic shift of the neighborhood, from an overwhelmingly Bohemian majority to the 93 percent Mexican-American population it boasts today, was rapid, yet there was a period where the two groups inhabited Pilsen simultaneously. Between 1940 and 1950, the general population in Pilsen had dropped, as many of its residents had gained the resources to move out of the neighborhood. The area between West 16th

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Street and South Cermak Road, and South Laflin Street to South Racine Avenue, including the blocks of West 16th, West 17th and West 18th Streets between South Racine and South Carpenter and West 16th, exemplifies this shift. By 1950, 9 percent of the 8,524 people living in this area were born in Czechoslovakia, indicating that many of the area's inhabitants had immigrated to Pilsen in its early years. In comparison, there were only 45 Mexican-born inhabitants on the block, for a total of 0.5 percent of the population. By 1960, however, the numbers had shifted dramatically. Out of the 8,592 people living in this central area of the District, 9 percent remained Czech-born, but now the 2,255 Mexican-born inhabitants constituted the foreign-born majority and comprised 26 percent of the total population.

During the period in which the Mexican and Bohemian communities inhabited Pilsen simultaneously, this shift was manifested in the new uses put to spaces that had been built originally for a relatively homogenous Bohemian population. An August 1962 fair held on West 19th Street between South Racine Avenue and South May Street offered a variety of foods that reflected this demographic change, serving both Mexican pancakes and Czech pastries. <sup>19</sup> This shift was recognized by contemporaries, who remarked that while the Mexicans were moving into the neighborhood en force, the Bohemians "still use their public bath, they still operate the stable across the street from the garlic processing plant, and their stocky, apple-cheeked hausfraus still send the men off to work at factories within walking distance." <sup>20</sup> In 1984 at the Holy Trinity Roman Catholic Croatian Church at 1844-1848 South Throop, the church's Father Budrovich gave Easter Sunday mass in Croatian, English, and Spanish. <sup>21</sup> Despite this demographic shift, Pilsen's self-sufficiency endured through the 1960s. Businesses changed their products in order to better serve the new inhabitants and hired Spanish-speaking employees to accommodate the newly immigrated and non-English speaking Mexicans.

While these two ethnic groups co-existed in Pilsen, they created a joint-effort to save the neighborhood in the 1950s and 1960s. The same urban renewal trend that had forced the Mexican community into Pilsen during the construction of the University of Illinois' Chicago Circle Campus north of the District threatened the neighborhood. The Bohemians and Mexicans joined together, "[uniting] in opposition to displacement." The neighborhood council, Pilsen Neighbors, founded in 1954, spearheaded this joint-preservation movement with the goal to "weld the neighborhood into one working piece." The president of the organization, Reverend Anthony Bendzinuas, stated their purpose: "it's very important to keep this neighborhood -- it's one of the last neighborhoods in the city for low-income families." The result was that Pilsen was spared from the destruction and rebuilding of urban renewal. Although the Bohemian population continued to leave the neighborhood it had founded, a vibrant newly immigrated Mexican community replaced them.

#### Pilsen becomes Mexican-American

By 1970, the shift between the Bohemian and Mexican populations in Pilsen was complete. For example, the area between West 16th Street and South Cermak Road, and South Laflin Street to South Racine Avenue, including the blocks of West 16th, West 17th and West 18th Streets between South Racine and South Carpenter and West 16th<sup>25</sup> the population had grown to 8,440, with only 0.7 percent of the inhabitants listed as born in Czechoslovakia. The Mexican-born population within the area, however, had ballooned to 49 percent. By 1980, the demographic transition of the neighborhood was even more definitive. Out of the 8,207 people

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counted as living in the area in the 1980 census, 90 percent were Mexican and all that remained of the first-generation of Pilsen's residents were 10 Polish inhabitants.

Carrying on the preservationist approach that the Mexican immigrants had begun in Pilsen by fighting urban renewal, the Mexicans that now dominated the neighborhood began renovating and rehabilitating individual buildings. Just as the building and loan societies had helped Bohemian immigrants finance their building and improvement projects, Pilsen Neighbors "concentrated on getting contract sales converted to conventional mortgages and on getting residents to buy home insurance from reputable companies." By helping Pilsen residents improve their homes and build new ones, Pilsen Neighbors aimed to ensure that the neighborhood remained fully accessible to Mexican immigrants. The group also initiated the Rehab Project in the early 1970s, ensuring that the one hundred year old buildings in Pilsen could support new generations of immigrant inhabitants. In addition, the program was designed to "train community youths in building and construction skills," giving the new population of Pilsen a chance to be a part of their neighborhood's built fabric, despite the fact that they had not built much of it themselves. The group also formed a consumer education program and a food-buying club that helped to make food cheaper for the low-income Pilsen population -- services remarkably parallel to the benevolent societies formed in Pilsen to help early Bohemian immigrants.

In addition to preserving the actual buildings of Pilsen, the Mexican-American community attempted to revive the mixed-use nature of the District. Because the combination of residential, commercial, and industrial uses was what had made the neighborhood so conducive to an immigrant community, the Mexicans sought to rekindle the industrial component to the neighborhood. The early 1980s brought a fight to rehabilitate the nearby Schoenhofen Brewery, located just outside the District at West 18th and Canalport. The campaign was led by the Pilsen Housing and Business Alliance, who claimed that the plan would help to "[keep] jobs in Pilsen" as the neighborhood "[had] always been a center for small industry and whose residents want[ed] to keep it that way." By rebuilding the industrial plants that had served as primary employment for the large Pilsen population, the neighborhood hoped to return to its previous level of self-sufficiency — the very quality that had made the Bohemians community so successful.

The Mexicans in Pilsen also rehabilitated some of the community and cultural centers that had been so essential to the Bohemian community. Because the neighborhood remained so dense and private space so limited, the necessity for public spaces endured. The Mexicans' rehabilitation projects included updating of the Templo Smirna on West 18th Street and the Howell Neighborhood House, the Bohemian Settlement House established in 1905. In 1970, the Mexicans who had taken over the latter structure (under the Catholic Charities until 1976) changed its name to the "Casa Aztlán." The goal of the large, three-story building complex and the organizations it houses was described by director Humberto Salinas in 1982:

Immigrants newly arriving in the United States are beset with problems of assimilation involving language, customs, cultural expectations, social problems, employment, and the alienation of youth. By providing a continuity of cultural and artistic experiences, it is hoped that transitions

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will be eased and the life of both newcomers and established citizens enriched...The emphasis in the Casa Aztlán program is on youth. If a heritage is to be carried to succeeding generations, it will be done by young people who have been given a sense of their own identities.<sup>29</sup>

What Salinas details is universal to the immigrant experience, describing both the Bohemian experience in the late nineteenth and early twentieth century as well as that of the Mexican immigrants in the 1970s. Just as organizations created in public spaces such as the Sokols and the Bohemian Settlement House had served to ease the transition for Bohemians, the same buildings would house similar societies for the Mexicans. The Casa Aztlán offers art and dance classes for Pilsen's Mexican-American children, the Benito Juarez Health clinic provides low-cost healthcare to the largely uninsured Pilsen population, and the Neighborhood Service Organization has fought for the rights of Mexican-immigrant laborers.

Besides using the interior spaces of the Casa Aztlán for community and cultural activities designed to help the assimilating immigrant population, the new inhabitants re-contextualized the structure by covering it with bright murals depicting the history and culture of the Mexican people. In addition to redefinining their own building, the mural workshops held in the Casa Aztlán were responsible for initiating many of the murals throughout Pilsen that celebrate Mexican heritage. The murals are now found throughout the District, depicting a wide range of Mexican-related subjects. The murals "are of heroic proportions, and call for ethnic pride and social progress," and have created a means for the Mexican population to claim an architectural landscape that they had no hand in constructing originally. These murals grace the facades of many of Pilsen's prominent buildings, including the legendary destination for authentic Mexican food, the Nuevo Leon, at 1515 and 1517 West 18th Streets.

Pilsen's Mexican community restyled another historic community center in adapting the building that had served as St. Vitus Church at West 18th Street and South Paulina Street, once a western extension of St. Procopius, The Catholic Church sold the building in 1992 to the faith-based community development organization Resurrection Project. It now serves as a day care center, Centro Familiar Guadalupano, for the neighborhood.<sup>31</sup>

Mexican-Americans have created their own structures to serve their needs as well. Benito Juarez High School on West Cermak Road was built in 1977, designed by Bernheim, Kan, and Lozano with consulting Mexican architect Pedro Ramirez Vasquez. Although the architect was famous for his internationally acclaimed Museum of Anthropology in Mexico City, the residents of Pilsen were at first dissatisfied with the school board's choice of designer. Because the neighborhood had fought long and hard for a high school to serve the Pilsen Mexican-American population's needs, they were enraged that a foreign architect, although Mexican, had been chosen over their choice of local Latino architect Fidel Lopez. The building recalls the massive monuments of the Aztec civilization in Mexico. Spanish heritage also is reflected in the 43-foot high indoor patio, which functions as an assembly hall and can be viewed from all three levels of interior classrooms. The local Pilsen population would make their stamp on the building in much the same way as they had the pre-existing Pilsen fabric: with murals. Large, colorful murals were designed and carried out by

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the mural workshops at the Casa Aztlán, led by artists Aurelio Diaz and Jose Moya. These paintings provide bright splashes of color, animating the stark concrete interior surfaces of the building.

Despite the controversy over the design of Benito Juarez High School, the building represents the triumph after a long battle waged by the community to help their youth. Just as the Bohemians had encouraged and initiated the construction of a large number of public and parochial schools within the Pilsen neighborhood to ensure that their children had the same opportunities as native-born Americans, the Mexicans sought to create opportunities for their youth. Because drop-out rates among Pilsen's high-school age students had reached 77 percent in the early 1970s<sup>33</sup> and gang violence was increasing, the community banded together to ensure that their students would be provided with the same opportunities as any other students in Chicago's public schools. The community gained complete control over the finished high school upon its opening in 1977, having the final say over how the school operated.<sup>34</sup> The school offers bi-lingual education, ensuring that all of its students receive an equal chance. Mary Gonzalez, who was president of Pilsen Neighbors Community Council during the years they struggled for Juarez, stated that the building had "created a tremendous amount of stability in the neighborhood."35 In addition to demonstrating the desire on behalf of the Mexican population to take control of their assimilation, the construction of Benito Juarez High School also stood as evidence that the Mexican population was committed to remaining in Pilsen. As the president of Adalante, an organization of Latino teachers, claimed of the structure in 1973: "this school means the survival of the community... If there is no education, there is no community."36 The monumental building on Cermak announces that the Mexicans have taken over Pilsen, and are here to stay.

#### Bohemian-American architecture

The architectural manifestation of the dense and culturally autonomous nature of Pilsen involved the style, as well as the density of buildings erected within the small area. Partly because there were so many structures, business and property owners sought to differentiate their buildings through architectural detailing – such as sculptural embellishments or a stamp of their family name. Yet the architecture of Pilsen also reflected the Bohemian transition and assimilation from a purely *Bohemian* culture to one that was Bohemian-*American*.

Heavy, exaggerated cornices characterize the earliest buildings in Pilsen, much like those found in small Bohemian cities and towns, such as Pilsen's namesake city in Bohemia. 1844 South Allport is a typical example of this Bohemian Baroque style. A half-moon roofline marked by a heavy wooden comice, painted white to stand out from the red brick walls below, gave the modest building a notable prominence on street. Constructed by a Bohemian, A. Zelieka, in August 1879, the two-story dwelling is one of the oldest in the neighborhood. Many subsequent buildings in Pilsen stood on their lot lines with little or no space separating them from adjacent buildings. In many cases the building's front elevation carried nearly all of the building's expressive possibilities. Pilsen's builders sought full architectural effects with dramatic cornices, the embellished frames surrounding doors and windows, and protruding windows bays. These elements often reflected the familiar architecture of their European buildings and towns. In August 1883, Joseph Valsak constructed a two-story residential building at 1450 West 18th Street, topped with a similarly emphatic cornice. While the buildings beneath these heavy cornices are typical Chicago two-flats, the heavily ornamented

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elevations work to give the local vernacular a decidedly Bohemian character.

Gradually, the buildings in Pilsen began to look more like those in the rest of the city. As the Bohemian population gained confidence and resources, their assimilation into American society was reflected in their built environment. Perhaps in response to the growing popularity of Richardsonian Romanesque architecture for residential and commercial buildings in Chicago manifested in H. H. Richardson's 1880s Glessner House and Marshall Field Wholesale Store, heavy masonry facades began appearing in Pilsen in the early 1890s. Marking this shift from heavy wooden cornices to false, masonry facades was one of the most culturally important and architectural significant buildings in Pilsen: Thalia Hall at the corner of South Allport and West 18th Streets. Constructed in 1893, Thalia Hall would not have gone unnoticed by property owners looking to build on West 18th Street and elsewhere in the District. Its strength comes from its Romanesque qualities popular at the time, though its details are still vaguely Bohemian - featuring the vegetal decorative scheme seen throughout the District. The Bohemian-American version of the Romanesque Revival also appears at 1901 South Racine, constructed by Frank Dlouky in September 1894. This three-and-one-half story, mixed-use corner structure features a strong masonry facade on its main West 19th Street side, while its South Racine facade cousists of exposed brick with masonry stringcourses. This differentiation of facades using false fronts is common in Pilsen, as the elaborate frontage of the main street promoted the business on the main floor and the modest sidestreet façade was more appropriate for the building's residential function. Although the arched windows on the third floor are Romanesque, the elaborate cornice line marks the building as Bohemian.

The Bohemian assimilation to American culture continued its manifestation in Pilsen's architecture toward the turn of the century. Classical Revival elements began appearing on the facades of the buildings in the last years of the nineteenth century, inspired in large measure by the Beaux Arts architecture of the 1893 World's Columbian Exposition. The building at 1314 West 19th Street, a three and a half story three-flat begun in August 1905, exemplifies this trend. The brick structure is comprised of a smooth-textured stone façade, with a door marked by a small pediment and flanked by two lonic pilasters. Classical Revival elements also appear in the exclusively commercial building at 1637 South Allport Street, built beginning in May 1905 by F. C. Sayec for the Bohemian Benedictine Press. The printing shop features a sleek, neoclassical façade, complete with a temple front.

In the 1920s. Bohemian immigration to the United States slowed. The neighborhood's architecture reflected the fact that a majority of its inhabitants were increasingly assimilated to American culture and identity. This is best demonstrated by the alterations to existing buildings in the late 1920s and early 1930s. Brick once again would grace the main street-front of buildings, as both polychrome and monochrome patterned brickwork appeared, creating masks for buildings that make them blend more easily with mainstream Chicago architecture. The building at 1319 West 19th Street, a structure that was originally built in October 1881 as a two story brick dwelling, was updated with a new brick front in July 1929. The new façade is typical of such alterations, with geometric patterns, pronounced chinking between the bricks, and lack of cornice. Instead of sandstone lintels, fenestration is marked by a change in the brick pattern. This trend was also manifested in the addition made in June 1926 to the pre-existing two-story structure at 1624 West 18th Street. The renovations to

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this building included the addition of a modern brick façade trend with a typical stepped roof and geometrical detailing. Here again, the structure's voids are marked by changes in the brick pattern. 1814 South Throop Street, a pre-existing building where the storefront was altered in 1929, also features alternating polychrome brick and geometric details.

The new buildings of the 1920s and 1930s also followed the fashion for decorative brick facades. The building at 2003-13 South Halsted Street, a long one-story commercial structure, was constructed around November 1938. The building features elaborate brick detailing, including elaborately decorative brick patterns between the doors as well as stringcourses that stretch along the facade of the building.

Despite these shifts in architectural trends, the common brick cottage, typical of the Chicago worker's cottage, remained relatively constant in Pilsen. From the neighborhood's early days, builders constructed many brick cottages, adorned with limestone lintels and timber brackets along the roofline. 1423 West 16th Street was constructed in April 1887 by the day laborer Bolislav Prominski. Because the building was not a speculative venture, it did not have to make maximum use of its lot space, and was thus allowed the luxury of a front yard and the modicum of privacy gained by being set far back from the street. Architecturally, the building is typical of other cottages, with a low-pitched roof, red brick façade, and white stone lintels above doors and windows. The building at 2330 West 25th Street, erected in March 1905 by builder E. Deidrich, was similar to these examples, despite being built nearly two decades later. It is described in its building permit as "two story flats," though its high-pitched roofline is more typical of the cottages found throughout Chicago.

Yet even the cottages in Pilsen reflected broader architectural trends. In the early twentieth century in western end of the District, dwellings with similar footprints as the early cottages began to be topped with a broken roofline instead of the high-peaked roof typical of the cottage. The changing roofline reflected the influence of the bungalow craze that marked many of Chicago's outlying neighborhoods. In contrast to the cottages, which often served as multi-family residences, the newer bungalows were usually single-family homes. These dwellings featured overhanging eaves and prominent enclosed porches, which made them seem more private than the open-faced cottages. That these single-family bungalows appeared chiefly on the western side of the District reflected the fact that the western part of the District was and is less dense than the rest of Pilsen, serving as a sort of suburb for the area east of Ashland Avenue.

## Residential and commercial density

In the early development of Pilsen because many Bohemians had the resources and the space to create a completely new settlement, they built their new community quickly and relatively independently. Although some early landowners had surely been able to shift their financial resources from the Prague neighborhood to Pilsen, most of the new Pilsen residents were recent immigrants. They were met with copious job opportunities provided by the nearby industries, the building boom of the post-fire city, and the need for new businesses and labor in Pilsen. In order to finance the building of the new community, the Bohemians established building and loan companies. The Subsidiary Loan Association was the first such institution, established shortly before the District in 1870. The Bohemians joined the association and deposited their savings, and as it collected enough

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money it would provide mortgages for its members. This allowed the Bohemians, even those of the working class, to fulfill their goals of homeownership despite their modest incomes. Most homeowners and homebuilders were employed in typically Bohemian working-class professions: as tailors, laborers, woodworkers, or small business proprietors. The building and loan societies made it possible for the Bohemians to be recognized by contemporaries as having "a tendency to own houses and so to have permanent homes" and being "home-builders, home-seekers." This desire for homeownership also confirmed the Bohemians' intentions to become permanent residents of the United States.

The building and loan societies, like many of the other nationality-defined groups in Pilsen, were intended for Bohemian investors only. Yet they served only economic, rather than social or cultural purposes. By 1912, the 106 Bohemian building and loan societies accounted for over ten million dollars in assets (more than half the total amount for all of the building and loan societies in the city of Chicago). The impact these associations had on the District should not be underestimated: between 1874 and 1883, more than 600 buildings were constructed in Pilsen, and *all* were subsidized by building and loan associations. By creating such an elaborate and resourceful network, the building and loan societies helped to make Bohemian Pilsen financially independent from the rest of Chicago, compounding the isolation fostered by geography and national origins.

Most of the building and loan societies did not have permanent headquarters. As the Secretary of the Bohemian League of Building and Loan Associations would attest: "[A] majority of the Bohemian associations have not regular offices that would be open for daily business and meet only weekly as a rule in some hall just as the fraternal orders and benefit societies meet. The members come there and transact the business of the association." The societies even established temporary deposit stations throughout the neighborhood so that all of the Bohemian residents could have access to their services. As as was the case for almost every other institution in Pilsen, space was at a premium. Groups and organizations had to use semi-public places for many different purposes, perpetuating the multi-functional nature of the neighborhood's buildings and spaces. The building and loan societies also became a specific means for the Bohemian population to maintain ties with the homeland. Because Bohemians in Pilsen rarely lived in clusters corresponding to their familial or local ties from Bohemia, the building and loan societies and other benevolent organizations created opportunities for newly immigrated Bohemians to maintain ties with those who had been fellow villagers in the old country.

The building and loan societies made it possible for Bohemians to build Pilsen independently from the rest of Chicago, further enhancing the autonomy of the enclave. As one contemporary described this phenomena: "[e]ntire sections of Chicago, and not only residence districts, but business districts as well, have been almost entirely built up with money loaned by these associations...these immense districts, cities in themselves, [were] built up by the Bohemian people, the palatial residences and substantial business blocks built, owned and occupied by Bohemians." This ethnic homogeneity also helped to promote density within the District; Bohemians wanted to be as close to one another as possible, to extend and preserve their extensive social and cultural network.

Because opportunities for property investment were so readily available, a very large percentage of

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Bohemian immigrants could manage to buy his or her own home. On the west side of the 1800 block of South Allport Street nineteen of the twenty-four buildings were owner-occupied in 1900. Five were owned by day laborers, three by tailors, two by grocers, and one each by a doctor and a carpenter. Out of the fourteen male property owners, all were Bohemian and naturalized citizens, indicating their desire to assimilate and to participate legally in American life. The five female owners of the remaining buildings, while also Bohemian, are listed in the 1900 census without employment and are not shown to have any kind of American citizenship. While this demonstrates that Bohemian women in Pilsen were often property owners, they do not appear to have been as motivated to participate in the American political and legal system in the pre-suffrage era.

On the west side of the District, where the population was less homogenous, the Bohemians on the block often served as landlords because they had more opportunities to become homeowners than other immigrant groups. For example, according to the 1900 census, on the 1700 block of West 21st Place between South Paulina and South Wood Streets, almost half of the twenty-eight buildings were not owner-occupied and only 7 percent of the inhabitants were Bohemian. These numbers contrast markedly with those for the block previously discussed on South Allport Street, where 79 percent of the buildings were owner occupied and 88 percent of the inhabitants were Bohemian. One important characteristic unites the two blocks: the Bohemians were landowners. Of the few owner-occupied structures on West 21st Place, two were owned by Bohemians — by the only Bohemians living on the block at all. These home-owners had most likely taken advantage of the network of building and loan societies available to them in the neighborhood, making them landlords to the German, Irish, and Polish immigrants who settled in Pilsen, as residents and workers.

By becoming landlords and renting space to other Bohemian residents or businesses, many Bohemian laborers and small-time merchants assembled enough capital to erect additional buildings, each more impressive than the next. The building and loan societies facilitated these serial investments. As a contemporary writer put it: "[w]hen [a Bohemian's] indebtedness has been paid, he again has recourse to the association, and borrows to enlarge his home or to build another, so that he may have an income apart from his daily earnings...His thrift forces him to repeat the process again and again, until his financial future is assured." Pilsen's earliest real estate owners often maximized their resources and financial opportunities by maximizing lot capabilities. They achieved this in three primary ways: horizontally by creating additions or multiple structures on their lot over time; vertically, by adding additional stories to a building, and finally by permitting as many speculative functions in a single structure as possible.

Many homebuilders used their long narrow lots to construct multiple buildings. Most often, the landowner would begin by purchasing the land and building a small, modest cottage towards the rear of the lot. Once they had paid off their loan to the building and loan societies or had saved enough money, they would then build a larger, more impressive, and often completely speculative building at the front of the lot. What resulted was a multi-tiered building system: the back houses that one can only see from the alleys, and the front buildings on the street. Settlement house worker Josefa Humpal Zeman described this practice in 1895:

...out of this meager remuneration they managed to lay a little aside for that longed-for

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possession, -a house and lot that they could call their own. When that was paid for, then the house received an additional story, and that was rented so that it began earning money. When more was saved, the house was pushed in the rear, the garden sacrificed, and in its place an imposing brick or stone building was erected, containing frequently a store, or more rooms for tenants. The landlord, who had till then lived in some unpleasant rear rooms, moved into the best part of the house; the bare but well-scrubbed floors were covered with Brussels carpets, the wooden chairs replaced by upholstered ones, and the best room received the added luxury of a piano or violin.<sup>47</sup>

Thus the rear buildings not only created density, but also created a means of accumulating financial resources, a way for the average Bohemian immigrant to maximize their initial investment in a Pilsen lot.

In February 1879, the Bohemian-born day laborer Joseph Dusek built a house at 1130 West 17th Street. The brick dwelling had two stories and an attic, with dimensions of 20 by 26 by 32 feet. Dusek and his five-member family would continue living in the small house, most likely paying off their loan and saving money until they could build the structure that now stands at the front of the lot of 1130 West 17th Street in November 1893. The building of flats is impressive, its three and a half stories accentuated by a peaked cornice-line punctuated by a small window. The bottom two stories are embellished with a thick, rusticated stone stringcourse and the top windows marked by rounded arches and masonry keystones. Decorative brick pilasters topped with masonry sculpture create a vertical emphasis. The building's dimensions are 20 by 65 by 40 feet and the building is pushed as far to the front lot-line as possible, maximizing the lot's square footage. The 1900 census lists nine families and thirty-six inhabitants as living in the building, including the Duseks. Dusek, who the 1900 census describes as a laborer, was no doubt employed in one of the nearby industries and was able to build multiple structures, and especially the remaining three and a half story building, thanks to the building and loan societies. The building continues as a multi-unit residence today.

Even if a back building were built and sold by one owner to another, its position towards the rear of the lot assured that the full lot could still be used for subsequent construction. The building at 1316 West 19th Street saw its first building in the form of a one-story brick basement, built in March 1881 by Frank Heybol. By March 1890, the property had changed hands and new owner J. Hyal was building a three-story flat building. The building is similar in massing to 1130 West 17th Street, with two bays, large windows and simple masonry details. It also continues to be a multi-unit residence. The back building has since been added onto yet again. In 1900 the two structures on the lot housed a total of eight families and 34 inhabitants with two families in the one-story rear building. All of the residents were Bohemian.

The building and loan societies thus fostered density – or accumulation – in financial, spatial, and demographic terms. By maximizing their available land by creating quarters for a maximum number of occupants, the Bohemians maximized their investments. There were very few single-family homes in Pilsen, because most residents aimed to rent as much space in their buildings as possible to generate more income. The density of the neighborhood was advanced still further by the ever-increasing tide of Bohemian immigrants to

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Chicago, most of who headed directly to Pilsen, throughout the later years of the nineteenth century. Moreover, most of the Bohemians who eventually settled elsewhere in the Midwest stopped in Pilsen before moving south or west, using the neighborhood's extensive resource network to gain financial independence and confidence about their new home.

The west side of 1800 block of South Allport Street (between West 18th and West 19th Streets) offers a concise illustration of the neighborhood's characteristic density. In 1900, the block was home to 108 families, totaling 496 inhabitants, who dwelled in twenty-four buildings. Nearly all of the families were Bohemian, save one German, one Moravian, one Polish, and one Austrian family. This short block, almost all of which survives until the present, gives us a glimpse at just how crowded Pilsen's streets must have been. With most of the population living at such close proximity to one another, with almost no private space, public and semi-public cultural and social spaces became essential to the lives of Pilsen's residents.

Emma Rouse King, a Pilsen resident who resided with her German immigrant family on South Damen near Harrison Park, described in her memoir the phenomena of the back houses and the architectural and population density they generated. Although her experience reflects the western end of the District's more culturally diverse landscape, her spatial experience was typical of all of Pilsen's residents. Rouse characterized the apartment building in which she and her family lived as situated

on a corner with a big bay window above, with two store rooms which were occupied by a clothier...On the rear of this property was a two-story, brick house with two apartments. Beneath this house was a stable for driving horses. Between the two buildings, in the basement was a carpenter shop covered with a tarred and graveled roof. This roof was used for clothes lines for the smaller house and the tenants of the entire ten apartments did their carpet beating on these lines...The sidewalk around the buildings was made of sixteen foot planks...A short staircase let down to the laundry and to these fuel bins...Both sides of the building were just alike. Imagine playing hide and seek on these premises.<sup>48</sup>

As with many other lots, the landowner for the building on the front of the lot in which King's family lived in an apartment in the house on the rear of the lot. The lot she describes is a world within itself, a place where many families carried out their domestic lives. Because space was so limited and open yards almost unheard of, the roof of a rear building doubled as a shared, and therefore semi-public, domestic space. In addition to these closely packed domestic activities, the space had commercial and light industrial function, in the form of the street-front shops and the mid-lot carpenter shop. Almost every nook and cranny served multiple purposes, people lived literally and figuratively atop one another, and privacy and open space were almost unheard of within this little corner of the world.

## The mixed-use landscape

While residential buildings were set close to one another on their lots and packed full of as many inhabitants as possible, Pilsen's density also ensured that commercial and residential spaces were rarely distinguished from one another. Stores and other commercial activities proved an ideal way for a property

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owner to fully capitalize on their investment. As a result, mixed-use structures became ubiquitous in Pilsen.

This was especially true for corner structures, which were well situated to attract commercial traffic from multiple directions. For instance, in 1900 Bohemian John Houly maintained a hardware store in the building he owned at 1726 South Racine, on the corner of West 18th Street facing Racine. Built in May 1876, the two-story structure exemplifies the exaggerated cornice-line of early Pilsen's "Bohemian Baroque." The elongated second-story windows topped with semi-circular lintels counteract its short proportions. Besides housing a business, the structure also contained enough residential space to house five families and twenty-seven inhabitants in 1900, all Bohemian. The building continues to be a mixed-use structure, with the residential space now hovering above a Mexican grocery store on the first floor.

Fifteen years later, in May 1891, J. Mathansen built a mixed-use building, at 1711 South Carpenter Street on the corner of an alley. Most likely a dry goods store, the three-story building also housed at least two families for a total of eight inhabitants in the apartment units upstairs. The masonry façade is typical of other buildings built in Pilsen in the first half of the 1890s, though the projecting tin-covered bay makes the building a bit unusual. Besides creating a little extra interior space, the corner accent sets the building apart from others in the neighborhood, differentiating this store from others on the surrounding streets.

Mixed-use structures were also found in the middle of blocks that were mostly residential, confounding the modern notion of zoning. Often these structures were grocery stores or butcher shops, providing food to the neighbors on the block. Such stores played especially important roles in immigrant neighborhoods such as Pilsen, where residents desired to shop locally for food because "the prices...[were] as a rule considerably lower than those of the same goods in other sections of the city." Women who had been accustomed to choosing their meats and produce from village markets and merchants in Europe could act similarly by patronizing vendors on their city block. At 1836 South Allport Street, building owner Joseph Kisl ran a grocery store in his a two-story brick structure, which featured with a distinctive heavy cornice akin to the one at 1726 South Racine Avenue. The building also housed three families for a total of ten inhabitants. As is typical of mixed-use structures in Pilsen, the structure had two entrances on the street façade to accommodate its two functions. Because building owners were trying desperately to take full advantage of their lots, the space between 1836 South Allport and its neighbors was inadequate for circulation, necessitating a front entrance leading directly to a stairway, which took residents up to the second-floor apartments. This residential entrance, marked by two brick pilasters, is relegated to the northern side of the building, leaving the rest of the façade open as a storefront. The storefront preserves its narrow cast-iron columns, which were a popular means of support for corner buildings, as they allowed the commercial spaces on the first floor to maximize their valuable window frontage for advertising purposes. Although the first-floor space of this building now lies fallow, the upper floors of the building remain residential.

The Soukup School of English occupied another multiple-use structure, constructed in March 1895 at 1646 West 18th Street. In 1900, the building housed the school on the bottom floor and four families on its three upper residential floors. A May 4, 1911, advertisement in the most popular of the Bohemian-American

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newspapers published in Pilsen, the *Denni Hlastel*, confirmed the advantages of the school's locating, proclaiming that "[y]ou will learn to speak, read, and write the English language quicker and more easily in Soukup's School of English...You may arrange for private instruction, or attend small classes which is a great convenience for you."<sup>50</sup> The building is typical of the Bohemian Baroque style, having an exaggerated, elaborately detailed cornice. The rock-faced masonry façade enhanced the pretensions of the building and the school. The structure has since retained its combination of functions.

The more ambitious (and financially resourceful) neighborhood builders erected mixed-use structures in sets. In October 1878, J. D. Clarke built the row of four buildings, united by a coherent façade, at 1823-1829 South Halsted. All featured stores on the street level and residential units above. The buildings were relatively simple and modest, although the row originally had a decorative cornice, which has been lost. The bottom floor features an almost continuous plane of glass, accommodating the retail function of the four spaces. Only castiron columns and six alternating doors — two for access to the second-floor apartments and four to the stores themselves — punctuate the facade. The second floor is articulated by a long row of rectangular windows with stone lintels. The building continues to be mixed-use, its lower floor commercial spaces are filled with the art galleries and studios that signal Pilsen's waxing gentrification.

A number of the proprietors of Pilsen's mixed-used structures emphasized the neighborhood's proud tradition of local ownership by having their names engraved on the façade of their buildings. These names are found on buildings throughout Pilsen, appearing most often just under cornice lines, in other instances over doors, in central bays, or on projecting bays. The inscriptions are typically the last name of the person who built and owned the structure and operated the business on the bottom floor. The building at 1844 South Racine, a three-story building with a masonry façade, proclaims the title "F. M. SMOLIK" beneath the decorative roof embellishment in the center of the elaborate cornice. Frank Smolik, a Bohemian butcher, built the structure in May 1897. The building resembles others in the District with its rusticated façade and Romanesque detailing, such as the grand Sokol on Ashland Avenue and Thalia Hall on West 18th Street. Besides housing his obviously successful butcher shop, the building contained residential units on the upper floor. Smolik lived in the building with his family and three others, making a total of fourteen inhabitants in 1900. The building has since become completely residential.

The structure at 2102 West 19th Street follows in the same pattern, likewise having a rusticated masonry façade, Romanesque detailing, and proclaiming its owner's name, "JOS. MARIK," across its central bay. Joseph Marik constructed the three and a half story building in two stages: he first built a one-story store in June 1887, and then completed the project with a two and a half story addition in July 1892. He operated a boot and shoe store on the first floor and rented residential units above.

In general, the eastern half of the District features a larger number of mixed-use structures in the center of blocks than does the west side, because the east's denser population could support more commercial establishments. The less frequent appearance of multiple-use buildings in the west may also be partly explained by the ethnic composition of its population. The west end included a smaller percentage of businesses owned

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by Bohemians, the group most inclined to erect mixed-used buildings.

#### Commerce and industry

A wide spectrum of industries and businesses shaped Pilsen's vital mixed economy. These enterprises ranged from small shops, saloons and cottage industries to large manufacturing plants. The biggest enterprises processed and distributed the signature commodities -- lumber, meat, grain -- that formed the backbone of Chicago's nineteenth-century economy. These industries flourished in Pilsen for the same reasons that they developed more broadly in Chicago: the location offered convenient access to rail and water shipping networks and an abundant supply of cheap labor. Other prominent Chicago industries represented in Pilsen included beer brewing, printing, garment making, and metal processing.

In Pilsen laborers produced these goods in both large factories and small workshops. The largest manufacturing concerns did not have ties to the community beyond the location of their factory; the companies' owners and executives typically worked in downtown Chicago offices and lived in the city's fashionable neighborhoods or suburbs. Individuals who lived and worked in Pilsen, however, owned and managed numerous smaller neighborhood businesses.

The largest factories were densely clustered at the east end of the District, where proximity to the Chicago River and the Chicago, Burlington and Quincy railroad line facilitated the shipping of raw materials and goods. After the railroad tracks turned south along Sangamon, they separated into numerous spurs, which ran directly to some of the plants. The smaller enterprises were sprinkled throughout the neighborhood, contributing to its distinctive mixed-use landscape.

#### Food and drink

Numerous small companies supplied the neighborhood with essential goods and services. The primary foods produced in Pilsen were baked goods and sausage. Both were local iterations of Chicago's larger food processing industries. Bakeries flourished at least in part because the city's grain trade made ingredients readily available, while the sausage factories could take advantage of the continuous supply of pork and beef attracted by the larger packing industry. Although Chicago's grain and meat industries operated on a national scale by the time Pilsen began to develop, the tradition of small producers serving neighborhood markets has persisted into the twenty-first century. <sup>51</sup>

The 1914 Sanborn atlas shows seventeen "bake houses" in the District. They were spread fairly evenly throughout the neighborhood, but few occupied prime commercial space. With the exception of one shop at 2118. South Halsted, they were not built on major streets. Only three were built corner lots, but five were located on lots next to corner storefronts, enabling them to piggyback on the corner stores' more heavily trafficked sites. The bakeries typically occupied two or three story brick storefronts erected on single lots. Like so many of Pilsen's buildings, the bake shops incorporated multiple uses, usually with a storefront facing the street and ovens near the center of the building. Nine of the sites included dwellings either at the back the building or in a separate structure at the rear of the lot.

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Pilsen's sausage factories were tiny compared to the giant operations of Swift, Armour, and the other firms clustered at the Union Stock Yard. These neighborhood factories represented the survival of a business model from the mid-nineteenth century, when Chicago's meatpacking industry comprised many small factories spread around the city. The largest factory in Pilsen was the Jourdans Sausage Works, located on four city lots on West Cullerton Street between Halsted and Peoria, in the industrial corridor at the east end of the District. The three-story brick factory included areas for production, cutting, drying, and wholesaling. The Chicago Butcher's Packing Company had two lots at 1648 West Cermak, but its building was largely confined to the easternmost lot. Still smaller sausage factories were located behind storefronts (presumably butcher shops or meat markets) at 1841-1843 South Blue Island, 2137 West 21st Street, and 1924 South Throop Street. The combination of production and retail at these three locations was similar to the bakeries, but none of the sausage works encompassed dwellings.

The District had two dairy-producing firms: the International Dairy, which operated a one-story factory at 1910-1912 South Ashland, and the Lawrence Ice Cream Company, on 21st Street between Sangmon and Canalport. The latter was a one-story structure on a triangular parcel adjacent to the railroad tracks. In addition to the ice cream factory, it include an office, moving room, and loading shed, which opened onto the railroad tracks.

The only other food-producer in Pilsen was a macaroni factory located on Canalport between Morgan and Sangamon. The five-story factory, stretched over approximately five lots, was immediately adjacent to the rail lines along Sangamon. The red brick building has an elaborately marked entrance on Canalport, its door framed by an inventive combination of classical pediments, volutes, and glass block insets. Although the structure now houses wholesalers of furniture and cleaning products, two limestone plaques cite its earlier history: one on the east side is inscribed "Viviano Brothers Macaroni Company / Founded 1900," while another over the door names the "Chicago Macaroni Company."

Pilsen's residents and visitors had ample opportunity to wash down their bread and sausage, or just quench their thirst after a hard day's work, in the neighborhood's many saloons. Offering conviviality as well as refreshment, saloons occupied the District's busiest corners, typically anchoring mixed-used buildings. In the late nineteenth and early twentieth centuries, beer consumption in immigrant neighborhoods like Pilsen was bolstered by the fact that water was often of relatively low quality and because milk was difficult to keep fresh. <sup>52</sup> Moreover, the Bohemians were known throughout the world as being makers – and consumers -- of exceptional beer. Pilsner, the most famous of all Bohemian beer varieties, originated in the very Bohemian city for which Pilsen is named.

Going to Pilsen for a pint served as a recreational outing for people who resided elsewhere in the city. In 1907, the *Chicago Tribune* chronicled a Chicago native's quest to show his friend a good time in Pilsen: "I led him to "Mother" Rody's – where we sat upon tall stools before the bar and watched the old woman for ten minutes working to draw in perfect order a couple of glasses of imported Bohemian pilsner, which she served with hard cheese of her own making." <sup>53</sup>

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In the nineteenth century many Chicago observers felt that Pilsen had more saloons than any other neighborhood in the city. As the missionary John Huss would describe his visit to Pilsen: "I saw only one place where the gospel is preached, and counted seventy-two liquor saloons on one side of the street, and presume there were as many more on the other side, within a distance of about one and a half miles. Most of their doors were open." In fact, there were many more saloons in Pilsen than churches, mostly because most Bohemians in the neighborhoods chose not to continue practicing the Catholic faith forced upon them by the Austrian-Hungarian Empire in the homeland. Instead, they sought alternative social and cultural activities, essentially replacing the organized community provided by the church in Bohemia with spaces such as theatres. Sokols, and saloons once they arrived in the United States. The Bohemians made use of the saloons more as meeting halls and as places to organize than any other immigrant populations in Chicago. 55 Because the density of the neighborhood forced people out of their homes and into public and semi-public spaces, buildings that usually functioned as saloons often served a double purpose. After Huss witnessed the conditions of a Sunday school a room so crowded that children were waiting outside to enter - he admitted that "the saloons on the two opposite corners, and the multitude of others in the neighborhood, never turn them away, but give them always a warm welcome." The fact that these saloons were owned and operated by Bohemians who lived in the District made it easy for them to serve multiple purposes – as meeting places, impromptu Sunday schools, or simply as communication hubs for the neighborhood's residents.

Although the most common form of the saloon was a corner building with double-entrances, saloons were also found in mixed-use structures in the center of blocks. At 1827 South Racine, James Kozak constructed a three-story mixed-use structure in May 1888 that was operated and owned as a Bohemian saloon in 1900 by John Kostal. In addition, five families lived in the upstairs apartments for a total of twenty-eight inhabitants. Like other commercial structures, the three-bayed brick building includes two entrances on the front façade: one on the edge of the building for circulation to the upstairs apartments and the entrance to the saloon below, positioned in between cast-iron columns. Perhaps dreaded by the officials of the Bohemian Settlement House located next door, the saloon provided additional public space for Bohemian organizations. Like the first-floor of many of Pilsen's mixed-use buildings, the commercial space has since been bricked-up and the building now serves solely as residential.

1856 South Allport Street offers another typical example of a corner saloon building. The open space at the corner provided a double entrance to the saloon on the bottom floor, while entranceways for the three and a half stories above were on the northern edge of the South Allport façade and along the side of the building lining West 19th Street. Bohemian tailor Kubin Vaclav built the mixed-use structure in September 1883. In addition to the saloon, the building contained residential units to house eight families for a total of thirty-one inhabitants in 1900. The corner building is now a Mexican grocery store and the upper floors continue to be residential.

Although the Pilsen saloons were often very similar architecturally, they were also interchangeable with other commercial structures. The double-entrance at the corner of an intersection was also used for many other commercial enterprises.

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## Other small businesses and cottage industries

Additional small businesses provided basic goods and services. The 1914 Sanborn atlas identified sixteen cobblers in the District, most of who worked in dwellings. Several dealers provided ice, an essential commodity in the era before electric refrigeration. Frederick Bushing was the largest ice purveyor in the District, maintaining an ice house that stretched over five lots along West 21st Place, just west of Oakley. Before moving to this location, Bushing operated his business just north of the District, at 736 South Ashland. The Bushing Ice Company continues to operate at 2308 West 21st Place, now purveying dry ice. <sup>57</sup> Other ice dealers in the early twentieth century included Esch Bros. & Rabe, on Newberry Avenue at the corner of 16th Street, and Griffin & Connelley at 924 South Halsted.

Pilsen contains an exceptional number of undertakers, whose work demanded more specialized buildings than many other businesses. Undertaking establishments tended to take up an entire lot, typically including both a mixed-use structure and a barn for the purpose of keeping horses to transport caskets before the widespread use of the automobile. Because they were one of the only businesses in such a dense urban area to keep horses, undertakers often also served as ambulances in many neighborhoods. In Pilsen, they also often doubled as liveries.

There were several reasons for the proliferation of undertakers in late-nineteenth and early-twentieth century Pilsen. The first is social and cultural. The Bohemians marked deaths in their community with considerable ceremony, and funerals were often one of the few occasions a Bohemian would splurge upon. The importance of death and its associated events in Bohemian-American culture is demonstrated by the importance of the Bohemian National Cemetery. Located on the north side of the city, the cemetery was operated as a weekend destination for many of Pilsen's residents, serving as a location for picnics and social gatherings. The many benevolent societies in the neighborhood, most of which transformed themselves into multi-purpose organizations that would support the large Sokol halls on Ashland and West 18th Street, began with narrower goal of providing new immigrants with means for a funeral upon a family member's death.

In addition, the large lumber mills located within and surrounding the District would have provided the necessary raw materials for making the caskets that supplied the undertakers. Pilsen was home to the Western Casket Company operated a two-story factory, which stretched across ten lots on West Cullerton Street, between South Racine and South May Streets. Pilsen's lumber, casket-making, and undertaking enterprises neatly complemented one another, offering a fine example of the neighborhood's self-sufficiency.

Charles Wegler, a German immigrant, owned and operated a typical undertaking business at 1701 West 21st Street. The modest two-story structure, built in 1884, included apartments on the upper stories that housed Wegler and his family along with two others families, making a total of twelve inhabitants in 1900. Most likely, the first-floor of the structure served as the undertaking quarters. Wegler's household included a servant, who worked a driver for the team of horses housed in the three-story brick barn behind the structure along South Paulina. Constructed in May 1896, the barn features neoclassical detailing and a horse-head sculpture above its wide arched entrance, marking the space as a barn. The two buildings are joined seamlessly,

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filling every square foot of the lot. The rear building continues to function as a garage, now sheltering automobiles instead of horses. The first floor commercial space has since been refinished with wood siding and the upper floors of both structures are still filled with residential units.

Bohemian undertaker John Zajieck conducted his business at 1313 West 19th Street. Zajieck built the imposing massive four-story structure, whose massive rusticated masonry façade towers over the surrounding streetscape, in 1893, constructing the barn to its rear at the same time. He had owned the lot, however, for years preceding this construction, having erected a one-story brick cottage on the lot in May 1880 and added a one-floor addition to the house in February 1885. This earlier structure was either demolished for or consumed by the present building. The 1893 structure has two entrances on the west side of its street-front, separating commercial from residential traffic. Besides housing Zajieck and his family, the upper-story apartments housed five other families, for a total of twenty-nine inhabitants in 1900. The rear building has since been demolished and the entire building has been converted to residential use.

Stylistically, the buildings housing Pilsen's undertakers were often Gothic or Classical Revival styles that were not only broadly popular styles, but appropriately associated with ecclesiastical functions. The undertaker's business at 1655 West 17th Street is one of the few true neoclassical buildings in the District, complete with a pedimented entrance and dominated by four lonic columns. Directly across from Saint Adalbert's Church, the 1902 building echoes the elaborate and refined architecture of its massive neighbor. Because the building is located in the center of the block, its barn (a two-story brick building with residential units on the second floor) was located at the rear of the lot on the alley. A two-flat currently occupies the rear of the lot.

Banks were another building type that consistently followed stylistic trends. Pilsen's first banks were built in the 1880s, commonly constructed of brick with stone facades in a Bohemian-American style similar to Thalia Hall. As with other mixed-use buildings, the space in which bank business was conducted was on the first floor, while additional stories of income-producing residential units were included above. The Kaspar State Bank at 1900-1908 Blue Island Avenue was built in 1881 on a narrow triangular corner lot. William Kaspar, the bank's president, had previously been a real estate entrepreneur residing at 1120 South Canal Street, just east of Pilsen. In order to overcome the lot's strange shape and to maximize its income potential, the building includes a round corner bay to take advantage of as much of the lot as possible and to dominate the corner as thoroughly as possible. The bottom commercial floor is differentiated in materials and fenestration pattern from the apartment units above, visually separating commercial and residential functions. The earliest banks were least likely to stand out from other commercial structures, typical using the same basic design patterns and stylistic language.

William Kaspar was also president of the Building and Loan Association at 1658 South Allport Street. Compared to the bank, the association's building used a simpler material palette. The two-story red brick building has a common bond finish, and he only ornamentation appears on the upper floor, where the three round arched windows are surrounded by stone pilasters and arched lintels with keystones. As with many

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buildings in the area, the structure is topped by a false front cornice, exaggerating the building's height. The differentiation between the building's commercial lower floor and the upper residential units is made with a simple stone stringcourse. The building currently houses the Sabor Latino restaurant.

In contrast to the Romanesque-inspired masonry banks of earlier eras, later banks chose to distinguish their function from other storefronts through the use of classical styling. This trend also served and to identify the local institutions with the mainstream bank architecture throughout Chicago. The Classical Revival style was commonly employed for banks and government institutions to convey a message of solidity, history, and timelessness – a notion especially important to banks during the tumultuous Depression. The Skala National Bank, founded in 1897 at 1817-1819 South Loomis Street, exemplifies this stylistic trend. Frank J. Skala was a Bohemian immigrant who came to American in 1890 and soon after organized the firm of F. J. Skala and Company Bankers. It began as a private bank, became a state bank in 1919, and a national banking institution by 1938. By 1933, the bank had outgrown its previous quarters, prompting construction of a "modern banking facility." The new bank was fabricated in concrete and marked by a porch with a colonnade of Corinthian columns. The building currently serves the community as the Pilsen Medical Center

Another set of cottage industries catered to horse and wagon transportation: blacksmiths, liveries, teamsters, and wagon works. The largest enterprises in this category were the Wenig Teaming Company, which occupied stables, sheds, and yards stretching for almost a block between South Peoria and South Newberry, just south of West 16th Street, and the Union Horse Nail Company, which operated a factory on Cermak between Blue Island and Laflin. The latter two-story structure included space for production, office, and storage. The company took out permits to increase its space with a two-story front addition to the western section of its building 1897 and a two-floor and basement addition to the eastern section the following year. <sup>60</sup> The Union Horse Nail Company, was based in New Haven, Connecticut, and its officers resided there <sup>61</sup> In 1920, the firm consolidated its operations moving its Chicago branch to New Haven. At this time the company sold its 200 x 120 foot West Cermak building, along with a smaller (50 x 120 foot) building across the alley at 2142-44 South Laflin Street to Frank W. Williams, a maker of picture framers and phonographs who moved into Pilsen from 2515 West Taylor Street. <sup>62</sup>

As wagons gave way to automobiles in the early twentieth century, automobile repair shops gradually replaced the District's wagon works. Like the wagon works, the automotive enterprises were small shops, usually located in modest single-story buildings, often facing an alley.

The District supported several photographers. The most prominent was Francis D. Nemecek, who maintained a sky-lit studio above a corner storefront at 1439 West 18th Street. The 1907 building, designed by Frank Randak, featured metal construction, leaded glass windows, and elaborate Baroque detailing.

Garment making was by far the most ubiquitous cottage industry in Pilsen. The neighborhood's clothing enterprises included a hat factory at 1850 Blue Island Avenue, while tailors were much more numerous. The 1914 Sanborn map identifies forty-two tailor shops, which were spread throughout the District.

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Most often these were located in rear buildings behind residences; others were located within dwellings. These enterprises were part of the city's larger system of sweated labor, the practice whereby garment makers contracted out work to middlemen, who in turn hired laborers to sew at home or in neighborhood shops. <sup>63</sup> This system was made possible by Chicago's swelling population of unskilled immigrants, who were willing to take on the work for low wages. Moreover, sweatshop sewing was one of the few jobs available to women and girls. In 1890, of Chicago's twenty- six thousand women employed in manufacturing, thirty-one percent sewed clothes. <sup>64</sup> Moreover, home sewing was the most viable employment option for many mothers, who could mind their children while they worked.

Sweatshop tailors completed a range of tasks in the garment-making process, from sewing seams and making buttonholes to pulling out basting stitches and pressing. These laborers produced garments in every price range, from inexpensive ready-made garb to fine linens and custom cloaks. Some clothing manufacturers relied almost exclusively on sweated labor, limiting their in-house operations to the skilled task of cutting out the garments. Others employed unskilled laborers in their factories, but required them to take garments home to continue work in the evenings and on weekends.<sup>65</sup>

Any building or part of building could serve as a sweatshop. The work required no particular architectural space and the only necessary equipment was a sewing machine and a pressing iron. Many garment workers sewed in the bedrooms or kitchens of their homes; others worked in premises rented by the sweaters, which were often in basements or attics of tenements, rooms over saloons, or sheds over stables.<sup>66</sup>

Hull-House resident Florence Kelley documented the conditions of Chicago's sweatshops in 1892 as a special agent of the Illinois Bureau of Labor Statistics, publishing her findings in a government report and an essay in *Hull-House Maps and Papers*.<sup>67</sup> Kelley concluded that the shops were "ruinous to the health of the employees" because they were damp, poorly lit and ventilated, cold in winter, and hot in summer.<sup>68</sup> Some fabric dyes irritated skin and bits of fluff shed by the clothing proved hazardous to eyes and lungs, while the work's repetitive movements strained muscles and impaired limbs.<sup>69</sup> Kelley also found that the "employees ordinarily follow the nationality and religion of the sweater," with Bohemians comprising a significant portion of the trade.<sup>70</sup>

The sweaters who contracted with workers in Pilsen could have obtained garments that were cut and ready to sew from Chicago's numerous clothing manufactures. Hart, Schaffner and Marx, a men's clothier founded in 1879, owned several dozen small shops around the city in the early twentieth century, employing several thousand workers. Its rival, B. Kuppenheimer & Company, employed approximately a thousand workers in the 1880s to produce and sell its inexpensive menswear, Kuppenheimer's company headquarters were in the Loop, but it maintained a large shop, stretching over nearly half a block, at the corner of West Cermak and South Western.

The diversity of commercial operations within the borders of Pilsen – from butcher shops, grocery stores, banks, undertakers and saloons – attests to the neighborhood's commercial self-sufficiency. In fact, up

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until the 1920s, "it was not very difficult to find women...who lived there as long as twenty years and who have never been downtown." There was little need for a Bohemian to leave the neighborhood to shop or open a commercial business because opportunities were either next-door, down the block, or even downstairs in the same building from one's home. This residential and commercial density ensured not only that there would be ample opportunities for employment and investment, but also that the neighborhood continued to serve a thriving hub for newly arrived immigrants. Pilsen's completeness and autonomy helped shape familiar and sheltering environment, easing the newcomers' assimilation into American culture.

## Major Industries

Lumber, wood fixtures, furniture

Pilsen's largest industries, in both scale and number, involved lumber. The neighborhood's close proximity to Chicago's storied lumber district fostered the development of a wide range of related enterprises. These businesses reflected and produced the broader trajectory of the city's lumber trade in the late nineteenth and early twentieth centuries. Between 1850 and 1880, Chicago provided the largest lumber market in the world. The industry was concentrated in the lumber district, a city within a city that stretched southward from downtown Franklin Street for twelve miles along the Chicago River. The core of the lumber district was a mile of the riverbank south of Pilsen, just west of South Halsted and south of West Cermak, where twelve canals were situated adjacent to the tracks of the Chicago, Burlington and Quincy Railroad. At this hub, lumber arrived by water (having been conveyed to Chicago from the northern forests of Michigan, Wisconsin, and Minnesota via Lake Michigan) and was shipped out by rail. 72

The lumberyards employed armies of lumbershovers, many of whom lived in Pilsen. These jobs drew recent immigrants who had worked as farmers or agricultural laborers in Europe and arrived in Chicago with no urban skills. The 1880 census reveals that 48 percent of the employed residents of the Fourth Precinct of the Sixth Ward worked as general laborers, nearly all in the lumberyards, while another 4.9 percent worked in the nearby planning mills. The sixth Ward worked in the nearby planning mills.

After Chicago's domination of the national lumber market began to wane in 1882, the metropolitan area became the primary consumers of the trade's products. This shift would have supported the expansion of industries that transformed raw lumber into finished products, such as wagons, stairs, doors, and office furniture. Some planing mills added box-making to their operations as a way to make use of short pieces of plank and other leftover materials. The support of the products are also supported the expansion of industries that transformed raw lumber into finished products, such as wagons, stairs, doors, and office furniture.

Pilsen had several all-purpose lumberyards that milled, planed, and sold boards, as well as factories specializing in products made of wood. Most of these enterprises were located near the industrial corridor in the southeast section of the District, extending from South Peoria east to Blue Island, and from West Cermak north to West Culleron Street.

At the eastern end of this area, between South Peoria and South Sangamon, the Sykes Company, manufacturers of fireproof windows and doors, operated a three-story factory at 920-934 West 19th Place. The

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firm stored merchandise in the five-story warehouse across the alley to the north (fronting at 921-931 West 19th Street), where they shared space with the scale-maker, Fairbanks Morse & Company. Although the Sykes factory has been demolished, the warehouse survives, now housing the Hico Flex Brass Company. The warehouse's 19th Street elevation is faced in painted red brick, while the other sides are of common brick. The building has survived into the present with only minor alterations: its tall arched window openings have been bricked in at the top to accommodate rectangular replacement windows, the loading dock modernized, and fire escapes have added to the north and south faces. The warehouse bears two traces of its earlier existence. The words "Sykes Terminal Warehouse" are still visible in large letters on its east façade, while the west wall is indented slightly, reflecting a bend in the adjacent railroad tracks that directly served the facility.

The Roberts Sash and Door Company occupied a three-story warehouse and shipping building directly across 19th Place. Their complex also included two adjoining buildings across the alley, which front on West Cullerton Street. These four-story structures housed additional shipping, receiving, and storage facilities. (The Roberts Company produced their sashes, doors, and blinds in a factory at the southeast corner of West Cermak and Union Place.) These warehouses, both faced in common brick, survive with minimal alterations, although numerous windows have been filled in with bricks.

A two-story cigar box factory occupied two lots at the northwest corner of Peoria and West Cullerton Street. W. B. Crane & Company, dealers in hardwood lumber, maintained a yard for heavy lumber at the corner of Sangamon and West Cermak, adjacent to the railroad tracks. To the north, The Seymour and Peck Company had a one-story factory for producing veneer drums, stretching across six lots on West 20th Place, near the corner of South Sangamon. The firm also maintained a warehouse across the alley, covering two lots, which fronted on West 21st Street.

The next two blocks west, from South Sangamon to South Carpenter, contained several factories that produced goods from wood. The Roos Manufacturing Company, makers of cedar chests, curtain poles, and screens, maintained a two-story warehouse and office at 963-967 West Cullerton St., although their factory was located a few blocks away, on West 16th Street, between Carpenter and Loeffler Court. Roos also operated an iron works at the other end of the District, at the corner of South Western and West Cullerton Street. The Mitchell Moulding Company shared a one-story facility with the Chicago Dry Kiln Company at 2025-2031 South Morgan. The Chicago Dry Kiln Company maintained additional kilns across South Morgan, along Cullerton and 21st Streets. The one-story factory of the Monarch Box Company, the two-story factory of the American Compound Door Company, the Atlas Flooring Company (which shared a facility with two other firms), and a warehouse for A. H. Andrews, a furniture maker, were located along 21st Street. Further south, the Maxwell Brothers Box factory stood at the corner of South Sangamon and West Cermak. The Union Molding Company and F. T. Kartheiser and Company shared a two-story plant for making fames sashes and doors at the corner of West Cermak and South Carpenter. W. F. Krueger & Company, makers of sashes and doors, occupied half of the block of Canalport between South Morgan and South Sangamon with its one-story woodworking factory and lumber pile. Krueger also occupied the basement of a building at 2123-2129, which it shared with the Kronawitter Mill Company. The Stinson Box Company used the upper two floors of the

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building, while a lumber pile filled the lot immediately to the north.

The A. H. Andrews Company clustered most of their operations in the District in the block bounded by South Carpenter and South May, 21st and Cermak, which the firm filled completely. A spur line connected the main tracks on Cermak with the center of the Andrews's block. Andrews erected half a dozen buildings east of the spur and used the west side of their property to store the vast quantities of lumber that served as the raw material for most of the firm's furniture. The complex of buildings included, facilities for woodworking, chair erecting, furniture finishing, warehousing, and shipping, among others.

Andrews's heyday coincided with Pilsen's development. In the 1880s and 1890s, it was the largest furniture company in Chicago. Founded in 1865 by Alfred H. Andrews, the firm began producing school furniture in a factory at Washington and Jefferson Streets. By the end of the next decade, the company had expanded its range of products to include other school supplies such as blackboards and maps, furniture for churches, banks, and opera house, and interior fittings including stained glass, metal grilles, and draperies. Andrews diversified its operations to ensure its control of every phase of production and distribution. In 1884, the firm organized the Andrews Lumber Company, which filled all of its lumber needs from timberland in northern Arkansas. In addition to four large factories (three in Chicago and one in Mishawaka, Indiana), the firm maintained a network of branch offices to coordinate sales and shipments. By 1892, Andrews had added commercial metal furniture to its product lines. The company served an international market with its mass-produced and custom designs. For example, by 1882 it had furnished a new post office in Hartford, Connecticut, and in 1899, completed an oak-paneled hall at Craigdarroch Castle in Victoria, British Columbia. In Chicago, the company furnished many of the rooms in the 1882 Cook County Court House and produced interior paneling, moldings, and furniture for the 1897 Chicago Public Library. To

Lumber-related industries were almost exclusive occupants of the blocks bounded South Racine and South Laflin, and West 21st Street to West Cermak Road. This proximity of complementary operations -- with lumberyards and planing mills located near box and furniture factories -- would have been convenient for all concerned, enabling them to save time and money by reducing shipping distances to a matter of feet. For example, Charles Darling's Hardwood Lumber yard was next door to the D. M. Goodwillie Company's planing mill and box factory, on West Cermak between South Racine and South Allport. Just across South Allport to the west, a large flooring manufacturer, the T. Wiece Company occupied most of the property between West 21st and West 22nd, South Allport and South Throop. Their complex included dry kilns, planing mills, and lumber storage areas. Charles Passow & Sons occupied most of the block across the alley to the north of Darling and Goodwillie with their own kilns, woodworking, storage and shipping areas.

The next block to the west, from South Throop to South Loomis, contained the factories and yards of John A. Gauger & Company, producers of millwork, sashes, and doors; the Eagle Tank Company, makers of wood and metal tanks, which shared a building with Jacob Huether, a manufacturer of store and office fixtures; George Pagels & Company, a wood turning and millwork firm; Jonathan Roseen, a stairmaker; the Chicago Furniture Fixture Company, makers of wood novelties; and a small stairworks at 1352-1354 W Cermak, which

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occupied the second floor of a two-story building, the first floor of which housed an automobile repair shop.

The lumber companies located between Loomis and Laflin included the millwork and planing mill of the Soper Lumber Company, the lumberyards and wood box factory of the Rathbone, Hair and Ridgeway Company; John A. Gauger's yards and warehouse for sashes, doors, and lumber; the Harty Brothers and Harty Company's shed and three-story factory for millwork, moldings, sashes, and doors; the Wright & Craycroft Company's molding works and lumber shed; the Filip, Meydrech and Company's millwork operation, and Louis Schaefer's factory for producing columns, stairs, and other fixtures Just across Laflin Street, the Vincent Dlouhy Sash and Door Company operated a factory opposite the intersection of West 21st Place.

A few lumberyards were located outside the District's main industrial corridor. The Pilsen Lumber Company had built a plant at the corner of West Cermak and Ashland by 1890, but moved to the corner of 22nd and Laflin by 1900. The Central Millwork Company stretched across four lots on West 19th Street, directly across the street from the Chicago Union Lime Works. The firm also had lumber shed and dry kiln across the alley, fronting at 1926-1930 West Cullerton Street.

A second cluster of small furniture factories was located along Blue Island Avenue, on either side of West 19th Street. Three furniture makers occupied four-story buildings set on double lots at 1915-1917, 1867-1869, and 1849-1851 Blue Island. The Columbia Parlor Frame Company operated a two-story factory at 1824-1828 South Bishop Street, connected by a bridge to their store at 1846 Blue Island.

The neighborhood also encompassed a few producers of furniture in materials other than wood. The J. Burton Company made cotton felt mattresses and bed springs in a factory at the northeast corner of South Racine and West 21st Street. The building's longest elevation, along West 21st Street, rose to five stories. To the north it was adjoined by a four-story section and then two three story sections flanking a central rear courtyard. Now known as Casa Puebla, the building has loft apartments. The old entrance on South Racine, however, retains the name "Burton" carved in stone, preserving a trace of the structure's industrial past.

The District's more modest furniture industries included a picture frame factory, which occupied two-story building covering two lots at the southwest corner of South Oakley and West 24th Street. A small upholsterer occupied a three-story storefront at 2472 Oakley.

Pilsen's lumber-related firms interacted at the consumption as well as the production end of the business. For instance, the Harty Brothers and Harty Company (2100 South Loomis) and the Vincent Dlouhy Sash and Door Company (2132-2123 South Laflin) both sold doors made by the American Compound Door Company in their factory at West 21st and South Morgan.<sup>78</sup>

#### Grain

Chicago's grain industry had two main representatives in Pilsen: the J. J. Badenoch grain elevator complex, built in 1913-14 on West 17th Street, between South Hoyne and South Damen, and Z. R. Carter and

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Brothers' hay, grain and feed mill, a three-story structure covering nearly four lots at the corner of South Newberry and West 16th Street. These enterprises were purposefully located adjacent to the railroad lines that ran just above West 16th Street and West 17th Streets, which enabled them to ship grain and feed in and out of the District conveniently. Some of the grain products processed by these firms may have been marketed locally, as the neighborhood supported several hay and feed dealers.

### Breweries, bottling, liquor wholesaling

Like the baking industry, Chicago's brewing industry was spurred by the abundance of grain brought to the city by the agricultural commodities market. <sup>79</sup> The brewers in Pilsen included Atlas, Hoerber, and National City. Another major brewey, Schoenhofen, operated a brewery just west of the District, at the corner of West 18th Street and Canalport.

John L. Hoerber established Pilsen's first brewery, the John L. Hoerber Brewing Company, on West 21st Place in 1882. Born the son of well-to-do farmer in 1821 in Harthershofen, Bavaria, near Rothenburg on the Tauber, Hoerber had apprenticed to a master brewer and cooper in Rothenburg. After immigrating to the United States in 1844, he worked on a farm, a wheat wagon, as a canal laborer and woodcutter, and in vinegar and furniture factories. He soon returned to brewing, gaining employment at the Lemp Brewery in St. Louis by 1845 and briefly at the Gauch Brewery in Chicago in 1846. He started his first business with a partner, opening a brewery in Waukegan, which operated between 1849 and 1853. Hoerber returned to Chicago by 1855, when he opened a grocery store on Griswold Street. In 1858, he began making beer in the basement, producing enough for his own saloon. In the mid-1860s, he sold this business to long-time Chicago brewer Michael Sieben, enabling Hoerber to construct a new brewery on West 12th Street, which he operated until 1882. That year Hoerber sold this plant to another noted Chicago brewing firm, Bartholomay & Burgweger.

By 1881, Hoerber was making plans to build his Pilsen brewery, at 1617 21st Place. Designed by Fred W. Wolf, Chicago's premier brewery architect, the new brick structure rose to three stories, plus a basement. With a footprint of 100 x 105'6, it was four times the size of Hoerber's West 12th Street brewery. By May of 1882, its 100-barrel-capacity steam brew kettle yielded the brewery's first lager beer. John L. Hoerber, Jr., also an experienced brewer, served as general manager and bookkeeper of his father's business. Three years later the firm equipped its plant with artificial cooling, installing a consolidated ice machine.

In 1885, the company incorporated, as the J. L. Hoerber Brewing Company, and in 1891 hired "second-generation" Chicago brewery architect Wilhelm Griesser to expand and upgrade its physical plant. Griesser designed a boiler house and smoke stack; sometime between late 1892 and 1898, he supplied the company with his patented system of cellar construction.

After John L. Hoerber died in 1898, his two sons continued to operate the brewery. In late 1909, they expanded the plant with a new boiler house designed by Fred Wolf's onetime partner, Louis Lehle. The brewery seems to have continued up to the Prohibition era. It returned to production in 1934, the year following Repeal, and continued until 1941.

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The National Brewing Company became the second beer-maker in Pilsen when it began production at 1900 West 18th Street, at the corner of N. Wolcott Street, on January 20, 1890. The firm had been organized in 1889, with John B. Raulston as president; Louis Suess as vice-president; and W. F. Newberry as secretary & treasurer. Before moving to Chicago, John Raulston and Walter C. Newberry had operated a brewery in Petersburg, Virginia from 1866 until 1871. After Raulston died in 1893, C. H. Plautz and others purchased the brewery, which they ran until 1896. That year Jacob (or William) Rehm, secretary of the West Side Brewing Company, purchased it for his son, William, reportedly for a price of about \$500,000.

By April of 1896, the firm had plans underway for a new plant, comprising a brew and mill house, an ice machine house, a boiler house, and stables. Charles Kaestner & Company, a Chicago brewing equipment firm that had expanded its purview to architecture, was noted as providing plans. Kaestner & Company designed the \$20,000 brick structure, which included four floors above a basement, in the Romanesque Revival style common among American breweries in the late 19th century. The complex comprised several visually distinct sections, differing in height and scale according to function. Each elevation featured a combination of rectangular and round-arched openings, which signaled the function of the interior spaces. The brew house took advantage of the ample light afforded at the corner, where it rose to 65 feet. A still taller mill house stood to its left, incorporating a driveway leading to the brewery office and an interior courtyard on the first floor. The second floor provided storage space for malt and hops, while the top floor housed the mill machinery. The 40 foot tall stock house stood to the far left; its sparse fenestration reflected the need for cold, dark spaces where beer could be cooled, fermented and aged. This building featured a Linde refrigeration machine, which could produce 50 tons of cold air in a 24-hour period. Purchased from the Fred W. Wolf Company, the new equipment was put in operation in the summer of 1896. National Brewing ordered a second machine from the Wolf Company that fall, when it also purchased a complete new brew house outfit with a 350-barrel copper kettle from Goetz & Brada Manufacturing Company, another prominent Chicago supplier to the trade. The plant's steam engine and refrigeration machines operated in a two-story section behind the brew house, with the one-story powerhouse still further back. The powerhouse featured a triple bank of boilers and a substantial 150' chimney. In general, the architectural forms given to these varying functions were standard for the breweries of the era.

The National Brewing Company had added a bottling department by May of 1901. At that time, the trade press reported that Chicago-based brewery architect Louis Lehle was designing a new stock house for the complex, which would increase its storage capacity to 125,000 barrels of beer. These improvements represented a \$25,000 investment in the brewery's physical facilities, which by 1902 produced between 75,000 and 100,000 barrels of beer annually

During Prohibition National Brewing merged with Schoenhofen. After Congress repealed the Volstead Act, the brewery resumed full production, operating as the Schoenhofen Edelweiss Company until 1951. Between 1944 and 1951, it was affiliated with another Pilsen firm, the Atlas Brewing Company. After it was taken over by the Indiana branch of a Canadian firm, Drewry's, Ltd., in 1951, the brewery continued to produce beer under a succession of names until it closed in 1971.

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The Atlas Brewing Company began as the Bohemian Brewing Company in 1891. A trio of Bohemian immigrants -- John Kralovec (president), Otto Kubin (treasurer), and Charles J. Vopicka (vice-president and secretary) -- founded the firm. Of the three, Vopicka was the most prominent in local affairs. Born in Bohemia, he attended business school in Prague before immigrating to the United States. After settling briefly in Racine, Wisconsin, Vopicka moved to Chicago in 1881. His first local business was a dry goods store; in 1882, he branched out into real estate and banking. Vopicka was appointed a West Park commissioner in 1894 by Governor Altgeld, and was instrumental in the erection of the gymnasium and natatorium at Douglas Park. In 1901, he was appointed to the Chicago Board of Education and as a state park commissioner. Vopicka ran for U.S. Congress in 1904.

The three founders incorporated the Bohemian Brewing Company with capital stock of \$150,000 and hired Wolf & Lehle (Fred W. Wolf and Louis Lehle) to design a facility for a site on the south side of Blue Island Avenue, just south of West 21st Street. The plant commenced operation on December 22, 1891, marking the event with a reception for 5,000 visitors. Its first brewing outfit had a capacity of 200 barrels per day, although the building had space for double that output.

The November 1891 issue of *The Western Brewer* described the complex as an "elegant establishment." A six-story tower topped with a bowed mansard roof formed the centerpiece, opening on the ground floor to a driveway, which led in to the complex. Five distinct sections surrounded the tower, united visually by decorative pilasters. Narrow, 5-1/2 story wings immediately flanked the tower, which in turn were framed by broader sections rising to five stories. The company office stood on the ground floor to the right of the tower, with milling and storage rooms on the floors above. The brew house proper stood to the far right, with the boiler house and chimneystack extending behind it. To the left of the tower were the facilities for cooling, aging, and storing the beer.

In 1896, the brewery changed its name to the Atlas Brewing Company. Two years later it began a period of gradual expansion, announcing plans to add a second, larger refrigeration machine (a 75-ton Linde), increase its storage capacity, add new stables and wagon sheds, a pitching yard, and new bottling equipment. These additions continued into the early 20th century. In 1900 Louis Lehle (now working on his own after dissolving his partnership with Fred W. Wolf in 1894) designed a new boiler house, engine room and condenser room for the company. These facilities extended from the main block of the original plant. The new boiler house (featuring a bank of four boilers) projected from the rear of the brewery's southern wall, adjacent to the rear of the brew house.

In 1902, Lehle returned to complete a new, two-story, 50 x 125 foot bottling house at a cost of \$15,000. This bottling facility, along with box storage space, was located the alley, to the east of the original building. To the west, across Blue Island Avenue, stood the brewery's wagon and auto garages (probably formerly stables), along with fixture storage facilities, and a carpenter and paint shop.

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In 1902, Lehle drew plans for a new office and storage building. By 1903, the facility was reportedly producing 125,000 barrels of beer annually. In both 1903 and 1904, Lehle was reported to be adding to the stock house facilities at Atlas, and a mid-1905 reference drew attention again to a new Lehle stock house. These stock house additions formed a block six stories high and adjoined the north end of the original block (extending the aging and storage facilities substantially), with a wash house at the rear and the pitching yard adjacent, both overlooking an alley. In that alley behind the brewery a railroad spur curved in from Laflin St., running as far as the south end of the boiler house. Benito Juarez High School now occupies the site where the Atlas Brewery stood.

The local brewing industry also spurred spin-off industries, most notably bottling and liquor wholesaling. The District supported three bottle-making factories. These were small operations: the largest was a three-story building covering two lots at 1835-1837 South Carpenter. The others were housed in a one-story structure covering only part of one lot (at 1529 West 19th Street) and a one-and two-story structure extending across most of a single lot (at 1721West 19th Street.) All of these bottling sites included stables at the rear of the lots, to house the wagons that the proprietors used to deliver their goods. Although Pilsen's bottlers may have extended their business to other parts of the city, the neighborhood's abundance of saloons would have provided them with a convenient market. All of the bottle works were located within a few doors of a neighborhood saloon. Of the six wholesale liquor dealers, three were next door to saloons, while the other three were sited within a few blocks of the Atlas Brewing Company plant on Blue Island Avenue.

### Limestone

The rich bed of limestone deposited between West 18th and West 19th Streets, and South Damen and South Wolcott, prompted quarrying and the construction of the Chicago Union Lime Works in the southeast section of the block. Established in 1859, by the end of the next decade the Chicago Union Lime Company "lead the van of the trade in the Northwest," according to the Chicago Tribune. The three-acre quarry was 85 feet deep, with solid limestone extending from a few feet below the surface. In 1869, the works included six kilns, which produced 800 barrels of lime per day. During the 1870s, the yield rose to 1300 barrels per day, produced by a force of two hundred employees. The Pilsen works supplied lime to makers of a range of products including bleach, plaster, cement, and crushed paving stone. The firm was incorporated in 1893 with capital stock of \$250,000. According to the 1914 Sanborn atlas, by that year the plant included seven lime kilns in a one-story building on West 19th, and stone-crushing equipment, storage bins, and an office along South Wolcott. The company also maintained a stable and garage on the north side of the quarry, at 1934-1946 West 18th Street.

Lime quarrying and processing could be hazardous. In January 1894, three thousand galloons of oil exploded in the quarry's pit, injuring the night engineer, shattering windows in nearby dwellings, and terrifying neighborhood residents.<sup>84</sup>

The quarry seems to have been worked out by the second decade of the twentieth century. In 1912, the West Park Board acquired the eastern half of the site (between West 18th and West 19th, South Wolcott and

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South Wood) to create Harrison Park. The company retained the block immediately to the west until 1950, when it was added to the park. In the 1940s, the Chicago Union Lime Company operated a profitable private dump on western block. Between 1931 and 1941, the city of Chicago paid the company more than \$1.3 million to dump refuse in the worked out pit. 85

Pilsen was also home to two other stone firms. The Dolese and Shepard Company, which produced crushed stone and paved streets, operated a plant on Sangamon Street, although their quarries were located in outlying areas. <sup>86</sup> T. C. Diener & Company operated a stone-cutting plant in the industrial corridor. Their one-story complex stretched across eight to ten lots, fronting at 1167-1187 West 21st Street.

# Other organic products and chemicals

Pilsen's industrial enterprises also processed and distributed natural products that were mined or cultivated further afield. For example, the Lowenthal Company processed rubber, metal, and rags in a five-story building on the southwest corner of West 20th Street and South Sangamon.

Several coal companies maintained yards in the neighborhood. The Bohemian Coal Company operated a yard between West Cullerton and West 21st, and South Sangamon and South Morgan Streets, the Pilsen Coal Company had a facility on the southeast corner of West 21st and South Laflin, and the Consumers Coal Company maintained a yard stretching from West 16th to West 18th Street at Sangamon. All of these yards were served by spurs of the railroad line along Sangamon. The W. P. Rend & Company operated yard adjacent to the railroad tracks that ran just above West 16th Street.

A chemical manufacturer, the General Chemical Company, maintained a sizable facility on the southeast corner of West 21st Street and Morgan. The complex included two single-story structures, both served directly by railroad spurs. The Kraft Chemical Company later occupied the West 18th Street factory originally built by M. Schrayers Sons and Company for the manufacture of tin.

### Metals

Although Chicago's largest iron and steel producers built plants along the lakeshore in the vicinity of South Chicago and further south into Indiana, several metal-processing companies operated in Pilsen in the late nineteenth and early twentieth centuries.

The National Lead Company's Southern White Lead Works was the largest metal producer in the neighborhood. The firm's red brick plant encompassed the entire block between West 16th and West 18th Street, from South Peoria west to the alley. The company, which had been incorporated in Illinois in 1865, was headquartered at 1510 State Street in 1900, but had relocated to 900 West 18th Street by 1908. <sup>87</sup> National Lead constructed the Pilsen complex in several stages, adding large buildings in 1908 and 1910. The southernmost, three-story structure included the furnace houses, oxide house, and offices. Behind it are two-story sections housing the metal shop, casting room and warehouses. The mill building was attached at the far north end of the complex. The plant was lit by rows of large arched windows, glazed with mullioned panes. The complex

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survives largely intact, although most of the windows have been bricked over. The site of the National Lead office, on the northwest corner of West 18th and South Peoria, has been updated and is now occupied by the Aldridge Electric Company. The South Peoria façade is now handsomely ornamented with Art Deco-style zigzag brickwork.

The Pilsen Foundry Company produced architectural iron in a one-story factory on Blue Island between West 21st Place and West Cermak Road. The foundry occupied a second single-story building across the alley, which fronted on West Cermak. The entire complex covered between three and four standard lots. The Reder Foundry Company operated in a larger, three-story building at 2121-2129 Canalport, between South Sangamon and South Peoria. The Otis Elevator Company maintained a large foundry on West 16th Street, occupying the entire block between South Ashland and South Laflin with a one-story factory and outdoor storage yard. Further west, a smaller iron works operated in a one-story structure at 2140-2142 South Ashland.

The District also included two smelting and refining plants. The Chicago Smelting and Refining Company was the larger firm. The company, which had operated a large works on the south lakeshore since 1889, built a plant just north of Ewing Avenue in 1890, and bought a plant at the intersection of South Loomis Street and the river in 1918. In addition to iron, Chicago Smelting processed gold, silver and copper ores. <sup>88</sup> In Pilsen, they maintained a small plant on South Sangamon between West Cullerton and West 21st. Further west, the Benjamin Harris and Company operated an iron smelting and refining plant at 1349-1359 West 21st and 2101-2103 Loomis. The two-story structure stretched across three lots and incorporated an office at the corner of West 21st Street and South Loomis. The facility was subsequently taken over by H. Kramer & Company, which continued to use it as a smelting works.

Pilsen facilities processed tin on large and small scales. M. Schrayer's Son's & Company was the biggest producer, operating a five-story factory at the corner of West 18th and Sangamon Streets. Designed by H. L. Ottenheimer in 1904 at a projected cost of \$50,000, the structure covers 78 x 100 feet. The building's public face along West 18th Street is enlivened by panels of indented and projecting bricks. The entrance is framed by classical columns and a pediment, also fashioned in brick. The side and rear facades are rougher, common brick. Faded lettering on the west façade reveals that the building was for a time occupied by the Kraft Chemical Company. Today it houses the Pilsen Sundries Paint and Hardware store.

The District also included several small tin shops, typically located in two- or three-story brick structures sited on blocks that were primarily residential. The American Insulated Wire and Cable Company operated a two-story factory that stretched over approximately four city lots on West 21st Street, between South Morgan and South Sangamon. This firm may have supplied store and office fixture maker Jacob Huether, who used metal wire for his screens, doors, and windows. Wire products continued to play a role in Pilsen's economy into the late twentieth century. 91

Other neighborhood industries related to metal processing included the manufacture and warehousing of scales, tools, and machinery. Fairbanks, Morse and Company, a nationally prominent maker of scales and other

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products, maintained a five-story warehouse and repair shop on West 19th Street between South Sangamon and South Peoria. Founded at St. Johnsbury, Vermont, by Thaddeus Fairbanks in 1830, the firm opened a Chicago branch, known as Fairbanks and Greenleaf, in 1857. Charles Hosmer Morse moved to Chicago from St. Johnsbury to build the branch, working alongside local instigator L. L. Greenleaf. In the 1870s, the firm changed its name to Fairbanks, Morse and Company. After establishing the industry standard in scales for railroads and grain elevators, the firm branched out to produce other railroad specialties, windmills, steam pumps, boilers, engines, hoists, tanks, and other goods, operating factories around the country. 92 The Chicago branch of Fairbanks, Morse & Company maintained offices at several downtown locations in the nineteenth and twentieth century.

The tool and machinery makers in the neighborhood included the Monarch Tool & Machine Company, with a one-story factory covering two lots on the southwest corner of West 19th and South Western. The Gregory Electric Company operated a large complex, stretching over most of the block of West 16th Street between South Wolcott and South Wood streets. The complex included an office, machine shop, and carpenter's shop, with a large lumberyard next to the one-story building. Several small machine shops operated in the southern part of the District and further south. These cottage industries typically occupied one-story buildings no larger than one standard lot.

### Glass

Pilsen's industrial district also included the production of various kinds of glass. The Cyclone Blowpipe Company produced industrial glass in a factory on the corner of West 21st Street and South Morgan. The firm occupied the third floor of a four-story building, the other floors of which were leased to other manufacturers of unrelated products.

The other neighborhood glassmakers specialized in plate glass, art glass, and mirrors. Chicago's art glass trade grew rapidly in the 1870s during the city's post-fire building boom. Over the course of the rest of the century, stained glass became a popular architectural decoration for homes and public buildings. proliferating well beyond its traditional appeal for church windows.<sup>93</sup> Ornamental chipped glass, along with embossed, etched, and sandblasted glass, became fashionable for advertising signs, appearing in office buildings, saloons, stores, and railroad stations. 94

One of Chicago's oldest makers of ornamental glass, the Kinsella Company, manufactured and distributed decorative and plate glass, along with mirrors, in a factory at the corner of West Cermak and South Peoria. John D. Kinsella had started the firm by 1876, opening a small shop to make "modern stained glass designs for churches, residences, and public halls."95 The firm's display at in the lakefront Exposition Building in the fall of 1876 drew praise from a critic in the Tribune, who described "its work for front and vestibule doors, transoms, bank counters, etc." as "particularly attractive." 96

The Clinton Glass Company also produced artistic glass in Pilsen, at the northwest corner of West 21st Street and South Morgan. The firm had occupied the third floor of a three-story building on this site, which was

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destroyed by fire in 1903.97 After the fire, the Clinton company rebuilt its plant at the same location.

In 1934, the Cadillac Glass Company of Detroit leased from the Kinsella estate the building on Cermak Road that had served as headquarters for the Kinsella firm. See Cadillac remained on this site through the late twentieth century, and the building survives today.

## Printing and paper

The District was also home to several printing and publishing establishments. The largest in the area was the Goss Printing Press, a large complex extending across an entire block, covering all of the space between the railroad tracks and the viaduct north of West 16th Street, between South Paulina and South Ashland. The factory encompassed several machine shops, storage areas, and offices.

The National Printing and Publishing Company occupied a two-story brick structure, whose footprint was about the size of two city lots, situated on a triangular parcel between Blue Island, South Ashland, and West Cermak. The building included space for presses, a composing room, paper storage, and an office.

The rest of the printers in the neighborhood (which numbered seven on the 1914 fire insurance atlas) were located in small storefront buildings confined to a single lot. Most were sited on major streets (Blue Island, South Ashland, South Western, West Cermak, South Halsted), but South Oakley and West Cullerton Street each included one printer.

Specialized printing and publishing endeavors included the shop at 2018-2020 South Ashland, which concentrated on wagon printing; the Bohemian Benedictine Press, affiliated with St. Procopius church and located within its complex at West 18th and South Allport; and the Bohemian Women's Publishing Company, whose headquarters were at 336 West 18th Street.

These printers could obtain paper from a local wholesaler, the Opila Paper Company. In 1900, the firm operated from 846 (now 1845) South Wood, where one of the proprietors, Anton Opila, also lived. His partner Peter Opila resided across the street at 843 South Wood. By 1910, they had moved the shop to 2012 South Ashland Avenue, and Peter Opila had moved his residence to 1801 West 18th Street and taken on Frank Bledka as a partner.

## Labor activism

Pilsen served as an important stage for Chicago's labor movement in the late nineteenth and early twentieth centuries. From the 1870s until World War I, the neighborhood experienced a series of strikes, many of them marked by violent encounters between pickets and strikebreakers, and pickets and managers. Predictably, the District's largest industries -- lumber milling and related enterprises such as box making -- spawned the most activism. But the neighborhood's coal, iron, printing, and clothing industries also experienced major strikes.

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Pilsen's labor activism was rooted in the terms and circumstances of local work, the ethnic and social character of the neighborhood, and the structure of the built environment. First, and most obviously, the dense concentration of both workers and factories within the District provided ample actors and settings for the movement. Most often, workers in Pilsen opted to unionize and strike for the same reasons that powered the national labor movement: to protest mechanization, to gain increased wages and an eight-hour work day. For instance, the 125 men and boys in box department of the Maxwell Brothers' South Loomis Street factory struck in December 1885, when the firm introduced six new nailing machines. As James H. Payne, a spokesman for the strikers, explained in a letter to the *Tribune*, they objected to the machines because they "put the entire heavy work upon the men and delegate the light and easy work completely to the machines and boys. This is done without any corresponding increase in wages." Payne went on to point out that the machine-made boxes were of lower quality than those made by hand, and that many of the former fell apart and were returned by customers as poor goods. Speaking for the company, Henry B. Maxwell admitted that the machines may make the men's work harder and that many boxes had been returned, but refused to concede that the machine-made boxes were inferior to the hand-made. Maxwell also asserted that the company would not tolerate the workers' telling them how to do business."

The mechanization of box-making not only prompted protests from workers, but shaped the competition between firms. When the boxmakers struck again in May 1892, D. M. Goodwillie, President of the Goodwillie Company, told the *Tribune* that "it is the old fight between machine and hand work. The firms that have given in to the strikers could well afford to do so, for they do not use many machines. Naturally they are desirous of making us who own machines pay as high wages as they pay for hand work." 100

In some cases, laborers argued that their skills were undervalued relative to those in comparable positions. For example, when Chicago's machinists, including those at the Goss Printing Press Company on West 16th Street, struck in June 1901, the *Tribune* reported that it was generally conceded that the machinists "work longer hours at less pay than almost any other craftsmen." Their low wages seemed all the more egregious in light of the skills required and the responsibilities entailed by the fact that the men operated "expensive machinery, where negligence or incapacity is likely to cost the manufacturer thousands of dollars." When woodworkers walked out of fourteen Chicago plants (including the Pilsen factories of A. H. Andrews and Charles Passow & Son) in July 1905, workers such as woodcarvers maintained that they were skilled artisans but received less pay than hodcarriers. The factory owners countered with the claim that because wages in other cities for similar work were lower, they would be priced out of the market if they increased the Chicagoans' pay.

Richard Schneirov, author of "Free Thought and Socialism in the Czech Community in Chicago, 1875-1887," has advanced a compelling second explanation for the neighborhood's high level of activism, arguing that the background of Pilsen's Bohemian immigrants makes them especially receptive to progressive, even revolutionary, politics. The freethinkers in the community carried from Europe a strong tradition of dissent, which was both anti-religious (mainly anti-Catholic) and nationalist (promoting a Czech identity and rebelling against German domination.)<sup>103</sup> This intellectual tradition of nonconformity and activism prepared Pilsen's

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workers not only to think for themselves and analyze their work situations, but also to challenge their employers. In 1886, the *Tribune* claimed that the "majority of the men employed in the lumberyards are representatives of the rabid branch of the Anarchists and Socialists." <sup>104</sup> The free-thought movement also gave the workers models for associating in groups, in the form of benevolent societies such as the Cesko-Slovanska Podporujici Spolecnost (C. S. P. S.) and clubs such as the Sokols and Turners. In addition to organizing experience, these groups gave Pilsen's Bohemian workers networks of communication, which would have aided their labor organizing efforts.

Third, the shape and texture of the neighborhood's built environment fostered its activism. The geographic density of the factories enabled protests to spread quickly from one to the next. For example, when the planing mill workers at D. M. Goodwillie's plant walked out in 1886, the *Tribune* reported that they "marched around the corner to Maxwell Bros.' Shop, where they were joined by about fifty more," and went on to pick up an additional thirty men at the Wilce Company, located at South Throop and West Cermak. While the District's many saloons and clubs provided locations where protesting workers could gather and talk, the streets themselves also served as meeting grounds. When workers at the local sash, door and blind makers made plans to join the strike of laborers from the box factories, planing mills, furniture, picture frame makers, over 200 men convened at the corner of West Cullerton and Blue Island Avenue on the evening of May 2, 1886. After hearing speeches by M. V. Britzus and W. Kempe about the value of organizing, the men formed a branch of Sash, Door, and Blind Employées Union. One hundred and fifty men added their signatures to the union rolls on the spot, and vowed to urge their fellow-laborers to sign on as well.

## Family businesses

Pilsen's industrial enterprises included several family businesses, owned and run by individuals who lived in or near the neighborhood. Most of these family firms were lumber or woodworking concerns. For example, the George Pagels Company, which specialized in woodturning and the production of millwork, fixtures, and building materials, was incorporated in 1905 by three family members, George Pagels, George Pagels, Jr., and Hattie Pagels.

Furniture makers Charles Passow & Sons also had firm family roots in the area. In 1890, Charles Passow resided at 2004 West Cullerton, while his son and partner William lived just north of the District on Roosevelt Road. 107 Father and son operated an expanding manufacturing enterprise, establishing themselves as makers of pool and billiard tables before branching out to the production of other types of furniture. The firm began with a factory at 862 South Allport. In 1891, they took out a permit to build a four-story addition to the front of their warehouse at this address, and in 1905 acquired additional property on its block and across South Racine Avenue, on the south side of West 20th Place. 108 By 1914, the company occupied approximately three-quarters of the block between South Allport and Racine, extending north from the alley above West Cermak Road. This location included space for dry kilns, drying rooms, lumber storage, and woodworking. To the east, across South Racine, the firm maintained another woodworking shop and ware rooms. After Charles Passow died in 1900, his sons Charles, Jr., Henry, and Louis carried on the business. 109

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The Maxwell Brothers box factory was run by an even larger group of brothers. In 1890, Henry B., James, William, David. and Robert F. Maxwell were all involved in the family business. Henry and James lived just north of the District on Ashland, while their siblings resided on the north side of the city. 110

The Reder Foundry was likewise a family concern, with Peter Reder serving as President and Joseph Reder as secretary for much of the firm's history. In 1910 both Peter and Joseph resided at 1811 South Avers Avenue, just west of the District. 111

## Local politics

Several of Pilsen's business leaders were also active in local politics. Nathan Brenner, who served as the president of the American Insulated Wire and Cable Company, also served as a Chicago alderman from 1896 to 1903. J. J. Badenock, owner of the 17th Street grain elevator, was an alderman from 1887 to 1889. 112 Hay and feed dealer Zina R. Carter sought the Republican nomination for Congress in the second district in 1894. 113 Five years later, the Republicans nominated him as their mayoral candidate, prompting a ringing endorsement from the Chicago *Tribune*. 114 Carter's bids for public office were unsuccessful, but he was elected President of the Board of Trade and of the Sanitary District. Charles J. Vopicka, vice-president and secretary of the Atlas Brewing Company, served on the West Park Commission, the Chicago Board of Education, and on the Illinois State Park Commission, and made a bid for national office in 1904, when he ran for Congress.

## Density yields organization

While Pilsen provided its population with a full array of commercial, residential, and industrial buildings and types that created an entirely self-sufficient landscape, the cultural and social buildings supplemented the lives of and provided relief from the overwhelming density for its inhabitants. The civic and cultural buildings were the centers of worship, nationalist pride, learning, information and social connections. These spaces set the tone for the neighborhood both socially and architecturally, creating yet another network of spaces that have both influenced and been influenced by the community that used them. The density and cultural autonomy of the original Bohemian inhabitants created organizations that were necessary to the assimilation process for the new immigrant. These same organizations, born from similar needs, have been revitalized more recently to serve the Mexican community, often in the very same structures.

## Religious spaces

Under two centuries of oppressive rule of the Austrian Hapsburg Empire, the native Bohemians were required to belong to the Catholic Church. Upon immigrating to America, many Bohemians withdrew from the Catholic Church, as they viewed their rejections of the Church and the Empire as inseparable. Other Bohemians, however, chose to adhere to their Catholic faith, splitting the Bohemian-American community in two. The non-Catholic Freethinkers believed that remaining Catholic was unpatriotic since this connection with the Empire was seen as an obstacle to Czech independence. The Catholics, however, maintained that they could be both Catholic and Czech. This split manifested in Pilsen with the development of two types of buildings and spaces: the ecclesiastical and the secular. Many of the major benevolent societies, Bohemian Slavic Benevolent Society (Cesko-Slovanska Podporujici Spolecnost or C.S.P.S.) and Sokols, for example were established by

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Freethinkers to fulfill the need for socialization and networking which was no longer provided by the Catholic Church. The Catholic community, meanwhile, used the church and its associated structures not only as a religious space but also as a center for social events and education. Although the Freethinking movement had begun in Europe in 1879 and would continue to grow throughout the continent, the chasm between the Freethinkers and Catholics deepened among Bohemian-Americans who enjoyed the United States' freedom of religion. Pilsen's secular institutions, though rooted in Bohemian architectural types, were therefore Bohemian-American.

Catholic religious life in Pilsen was centered within the parish of St. Procopius, at the corner of West 18th Street and South Allport Street. Known for his great charity, Procopius had founded a monastery in Bohemia during the eleventh century and after his death became the first formally canonized saint of Czechoslovakia. Pilsen's St. Procopius Church was the third Bohemian parish to be organized in Chicago. On June 28, 1875, the church bought three lots on the corner of 18th and South Allport for \$1500. In September of the same year, the parish bought a Methodist church at West 19th and Halsted for \$500 and then moved the building to the site of the present structure at West 18th Street and South Allport. The Methodist parish continued to use the building until the following year, when it was fitted for Catholic services. The first mass was held on an Easter Sunday, April 16, 1876. The building would soon prove inadequate for the rapidly growing population of Pilsen, however. On September 28, 1881, the parishioners broke ground for the foundation of the new church. The building was completed in the summer of 1883 and blessed on September 23, 1883.

The 1883 church, designed by Julius H. Huber, was, "inspired by the Romanesque Revival of early to mid-nineteenth-century Germany and Eastern Europe, translated into inexpensive local materials." The common brick and limestone building is embellished with sparse incised ornament. The leaded glass windows are filled with plant forms and fleurs-de-lis, while specific religious references are limited to small medallions. 117

St. Procopius was raised to an Abbey in 1894 and the Rev. John Nepomuce Jaeger, who had immigrated to America in 1852, became the first abbot. St. Procopius was then the largest Bohemian parish in the United States, with a membership of nearly 10,000. <sup>118</sup> This growth in parishioners was matched by the physical expansion of the church, which would become a large ecclesiastical complex in the years following the initial construction. The church complex would come to include the main church, a one and a half story masonry chapel built to the east of the main church, a three story rectory built in 1886, the St. Procopius parochial school constructed in 1892, and the neoclassical two-story Bohemian Benedictine Press building of 1905.

St. Procopius even grew beyond its borders. Since many of the families belonging to the Procopius parish were living in the western part of the District between Ashland and Western Avenues, a new parish, St. Vitus, was organized in that area in 1888. St. Vitus parish was located at 18th and Paulina. <sup>119</sup> St. Vitus Church, designed by Kalal and Molitar in the Romanesque style and located at 1822-1825 South Paulina Street, was erected in 1896-1897. The Chicago *Tribune* reported on the plans for the new building in 1896:

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The new edifice will cover a lot 70 feet by 96 feet. An exterior of pressed brick, stone and terracotta will be surmounted by a spire 146 feet high. The interior will be richly ornamented. It is expected the structure will cost upwards of \$40,000. Work will be commenced May 1. A school building will be erected adjoining the church, to cost \$12,000. 120

Due to a decline in parishioners, St. Vitus closed in 1990.

The split in the Bohemian-American community between the Catholics and the Freethinkers is exhibited by the large parochial school building that served as part of St. Procopius, an educational edifice intended for the Bohemian population only. Although all Bohemians saw education as vital and, as one contemporary noted "the district has the largest school attendance for its size in the city," 121 the two groups were so split on their political beliefs that they maintained separate educational systems. Catholic children attended parochial schools associated with their parish churches. The parochial school's curriculum usually included a full day of classes, and two hours of daily instruction on the Czech language. 122 The children of Freethinkers, meanwhile, sent their children to public schools during the week and Freethinker's Schools during the weekend, where all instruction was conducted in Czech. This instruction was oftentimes held in public school buildings or other civic or social spaces, where students learned the Czech language and history without the religious dogma incorporated in the area's parochial schools. 123

Constructed of the same common brick and limestone as the St. Procopius church, St. Procopius Parochial School was built in 1888. The three-story school is nestled behind the church, showing the close connection between religious faith and education that the Catholics pursued. Over the next decades, the Benedictine community of St. Procopius founded a high school, a college, and a seminary. After 1901, all of the schools except the elementary school operated in Lisle, Illinois, thirty miles southwest of Chicago, where the Chicago parish's monks had purchased farmland. In 1914, the Abbey was also transferred to Lisle. Both St. Procopius Church and Parochial School have survived at their original location, though they are now run by the Jesuits. 124

In addition to the Bohemian churches, Pilsen was also home to German, Polish, and Slovak parishes. One of the most striking non-Bohemian religious spaces in Pilsen (and indeed in all of Chicago) is St. Paul Roman Catholic Church at 2234 South Hoyne Avenue. This German parish church was designed by Henry J. Schlacks, who had trained at the Massachusetts Institute of Technology and in the offices of Adler & Sullivan. Made entirely of brick and known as the "church without a nail" (the first of its kind in this country), the Gothic style church was constructed between 1897 and 1899. Since no contractor could be found able to work in this unique method, Schlacks himself served as contractor and traveled to the Moselle Valley in Germany, from which many of the parishioners had immigrated, so that he could personally research the building method. 125

With Schlacks working as contractor, the working-class German parish donated their labor. When it was completed, the twin two hundred and forty-five foot steeples, modeled after the spires of St. Cortin's

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Cathedral in Quimper, France, soared higher than the Reliance and Monadnock buildings located in the Loop. Schlacks used light brown facing brick for the east façade and interior, and common brick elsewhere. To economize, he employed molded brick in places where stone would typically be featured, such as on the colonnettes and rib vaulting.

Schlacks also designed St. Adalbert's Roman Catholic Church at 1656 West 17th Street, an ecclesiastical structure intended to serve Pilsen's Polish community. The parish had been organized in 1874 by Bishop Thomas Foley to serve Polish families who had settled in the predominantly Bohemian Pilsen. The third Polish parish founded in Chicago, St. Adalbert has served generations of Polish immigrants and their American-born children; at its peak, parish membership numbered 4,000 families with more than 2,000 children enrolled in the school.

The Renaissance Revival church that stands in Pilsen today replaced an earlier church on the same site. Like many civic and cultural buildings in Pilsen that are the product of a series of additions only made as the group could afford them, St. Adalbert's original church was constructed in successive campaigns. As the Chicago *Tribune* observed on July 3, 1883:

The structure was begun some time ago, and the first story or basement, which is covered with a temporary roof, has been in use as a place for worship. The cornerstone was laid July 2, 1883 and is the beginning of the second story or auditorium of the church, and a very large subscription and collection was taken up during the day for the furtherance of the work. 126

The parishioners pooled their resources, and with perseverance were capable of creating a church that served their needs.

Soon after the turn of the century, this church no longer suited the parish. Shortly after his appointment as pastor of St. Adalbert Church on December 1, 1904, Father Gronkowski began an ambitious building program to construct a completely new edifice. During the 53 years of his pastorate, the present parish complex took shape. In 1908, a large brick, sixteen-room school was constructed at 1641 West 16th Street. On June 30, 1912, Archbishop James E. Quigley laid the cornerstone of the present church in the lot next to the previous structure. Henry J. Schlacks designed the present St. Adalbert Church and the adjoining rectory at 1650 West 17th Street, modeling the building with its distinctive twin towers and copper domes after St. Paul's Basilica in Rome. It was completed, at an estimated cost of \$200,000, on the north side of West 17th Street, between South Paulina Street and South Ashland Avenue

As with Schlacks' St. Paul's Church, which referenced the parish's German origins, St. Adalbert's referred to its parishioners' Polish heritage. The choice of a Renaissance Revival vocabulary was common to Polish churches in Chicago and the sanctuary wall is painted with scenes from Polish history, and the stained glass windows commemorate Polish saints Casimir and Stanislaus Kostka. 127

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From about 1900 through the Depression, the parish church of St. Adalbert was the hub of activity for the Polish American community in Pilsen. Numerous societies used the parish premises for their meetings and social affairs. The parish was well known for its singing society and a dramatic club that staged original plays as well as the popular dramatic works. <sup>128</sup> The church spawned a series of additional structures, the last of which was a three-story brick convent that contained accommodations for fifty-two sisters. This structure was completed at 1628 West 17th Street in 1928, at a cost of \$150,000. In 1957, the old church was demolished to provide parking space. Over time, the parish school enrollment dropped from a high of 2,614 to 202 students and attendance at Sunday Mass also declined.

By the 1960s and 1970s, St. Adalbert's parishioners had become increasingly Mexican and Mexican-American. This shift was readily recognized by the church; on June 24, 1975, Auxiliary Bishop Nevin W. Hayes celebrated a Spanish Mass at St. Adalbert Church in honor of Our Lady of San Juan de los Lagos. The *Chicago Catholic* noted: "[b]y coincidence, there is a great similarity between the church of San Juan in Jalisco, Mexico and the church of St. Adalbert." <sup>129</sup> On June 29, 1975, a shrine in honor of Our Lady of San Juan de los Lagos was dedicated in St. Adalbert Church. The United Latin Community of Chicago established the shrine on behalf of the many Mexican families who belong to the parish. Bishop Abramowicz donated the traditional picture of Our Lady of Guadalupe. <sup>130</sup> Today St. Adalbert's continues to serve the Mexican-American community of Pilsen.

### Secular spaces

While Pilsen's churches served the religious needs of the neighborhood, there were many secular spaces that also fostered the secular Bohemian community's social networks. The Sokols, like the German Turner Halls, were social clubs that emphasized the nationalistic, social, educational and health background of Czechoslovakia. A Sokol organization usually included a gymnasium, library facilities, meeting halls, a monthly magazine for members, lectures, and maintained a relationship with similar organizations in the home country. A landition to physical improvement and national consciousness, the Sokol was seen as a way to keep young Czechs free from the evil influences of the city. According to the Chicago *Tribune*, the Sokol was also meant to "give the Bohemians who are not well off free entertainment and keep them away from saloons and amusement places of low character."

Like St. Adalbert's, the Plzensky Sokol on South Ashland Avenue was constructed by its members through two separate building campaigns. Since there were few resources, the community bound together to construct what they could afford with intentions of adding additional stories as funds became available. The first installment was made in 1892 when a one-story hall was constructed. By 1895, the Sokol's members were able to construct an additional three floors.

In general, the Sokols were the center of the secular cultural and social life of the Bohemian communities. They hosted political meetings and press conferences, functions that were particularly important when the Bohemians were gathering to rally for Czech independence. The Sokols of Pilsen were the most important such Bohemian organizations in the country and were often used for state, national, and international

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meetings and organizations. Because of its density and strength, the Bohemian community in Pilsen was able to support groups that were important to the Bohemian-American culture as a whole. In August 1904, the Plzensky Sokol hosted a statewide meeting to organize a campaign to nominate and promote Bohemian-Americans to political positions. <sup>134</sup> In 1909, the Plzensky Sokol was the site of another important event, this time on the international scale. The international turner convention, held in Chicago, included festivities and a parade that were centered around the Sokol. The event brought thousands of attendees from around the world to the city, including leaders of the Bohemian state senate. <sup>135</sup>

The Sokols were also home to entertainment and social events, known throughout the city. In a 1907 article describing what to do for relatively little money in Chicago, a man describes his trip with a friend to the Plzensky Sokol, "where for over two hours we sat in the gallery and watched the class of boys do acrobatic stunts, sing and dance, march, and perform all sorts of feats. 'By George!' said my friend. 'This beats vaudeville. Wonder some manager doesn't come out here and pick up a lot of stars!'" The Sokols also hosted large parties, most of which were held to raise money for various groups and causes. The halls purchased liquor licenses for \$25 and were allowed to continue until four in the morning, long after the saloons could stay open, and often raised a considerable sum. <sup>137</sup>

As Bohemians and Poles moved out of the neighborhood and were replaced by Mexican-Americans, the Sokols were taken over and used for other functions. The West 18th Street C.S.A.S. Sokol was converted from a social hall to a church used primarily for dances and weddings. The building went into disrepair and shut its doors in 1975. In September 1982, the Association Pro-Drenches Borers (A.P.O) [Association for Workers' Rights] bought the building and announced that it would be turned into a cultural center for the community. The building currently houses Casa de Cultural Masticate and A.P.O., and contains a community center and loft spaces for many of the community's artists. <sup>138</sup> Akin to the Sokol's goal of keeping Bohemian children out of saloons and places of low resort, the goal of A.P.O.'s rehabilitation of the Sokol was to give the young people of the community a place to congregate. As Miguel Centeno, president of the Associacion Pro-Derechos Oberos explained, "my idea is to get the community involved and to keep the kids off the street." <sup>139</sup> Motivated by similar social forces, Pilsen's Sokols - uniquely Bohemian-American spaces - now reverberate with the first and second generation Mexican and Mexican-American community of modern Pilsen.

Like the Sokols, many Bohemian benevolent societies – which were networks of private fraternal organizations that provided economic security to workers and relief to people in need - had headquarters in Pilsen. The Cesko-Slovanska Podporujici Spolecnost (C. S. P. S.) Hall, formerly at 1126-1130 West 18th Street, was also known as the Bohemian-Freethinking school hall, and "contained a school, a large hall on the second floor for entertainments, and on the third floor a number of lodge rooms. Twenty-five or more lodges held their meetings there." <sup>140</sup> The building was destroyed in a fire on March 29, 1918.

C. S. P. S. has the longest history among Czech and Slovak beneficial organizations for immigrants in America, as the organization was originally founded in St. Louis in 1854. A listing of members in Chicago lodges between 1904 and 1910 enumerates the occupations of the organization's members. For the 101

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members who were residents of the Pilsen District, the occupations listed were as follows: 17 laborers, 16 tailors, 9 butchers, 8 cabinet makers, 6 locksmiths, 4 foundry workers, 3 bakers, artists, storekeepers, drivers and barkeepers, 2 glaziers, engineers, carpenters, lathe operators, and machinists, there was also a confectioner, typesetter, barber, brewer, dyer, metalworker, druggist, gardener, decorator, eye doctor, laundry pressman, electrician, waiter, conductor, postman, and printer. <sup>141</sup> Thus, the men who were part of the benevolent societies were from every walk of life. Communal institutions such as the benevolent societies were crucial to Pilsen's development into the socially and architecturally rich community it continues to be.

## Settlement houses

The area's settlement houses also served as secular social centers. The Bohemian Settlement House was founded to help recent immigrants adjust to their new lives in Chicago. Renamed Howell House in 1919, the settlement was started by the Chicago Presbyterian society as a kindergarten ministering to Czechs in Pilsen. The program of the house changed over time, and by 1945 it contained a full-fledged Presbyterian Church. <sup>142</sup> In 1961, Howell House merged with Bethlehem Center to create the Neighborhood Service Organization. This organization, since 1970 popularly known as Casa Aztlán, continues to serve the Pilsen community.

The other settlement house in Pilsen, Gads Hill Center, is also still in operation. Miss Leila A. Martin and Miss Hattie Perry rented two rooms in a building that was a former saloon and feed store at 22nd Street and Robey (now West Cermak and South Damen) in February 1898. On April 18, 1898, when the State of Illinois issued a Not-for-Profit Charter to the Gads Hill Social Settlement. The charter neatly summarized the mission of the Settlement:

The object shall be to improve the living conditions of the neighborhood and to assist and stimulate the people of the district through education, helpful recreation, wholesome social intercourse, and neighborly cooperation ...thus, promoting temperance, happiness, mutual goodwill, higher ideals and better American citizenship. <sup>143</sup>

The building was named "Gad's Hill" after its site, a mound of dirt used by the neighborhood as a deposit of gardening soil. <sup>144</sup> The present three-story cubic brick building at 1919 West Cullerton was begun October 1916, designed by Allen B. Pond and Irving Kane Pond. <sup>145</sup> In 1939, the Center was home to 123 group meetings each week, a testament to the settlement's fostering of strong community bonds among Pilsen residents. <sup>146</sup> Over time, the programs of the center have been updated to include employment related childcare, youth delinquency prevention, and home-based Head Start programs. <sup>147</sup>

### Thalia Hall

Thalia Hall served an alternative social center that contrasted with the more formal spaces created by Sokols, benevolent societies, and settlement houses. The building combined commercial and non-profit functions. John Dusek, a saloonkeeper who immigrated to America from Bohemia with his wife in 1866, assembled five lots between 1881 and 1890 to create a large parcel of land to build the massive structure. Though erected as a single entity, the building maintains separate storefronts and separate entrances to the upper

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floors, thus giving Dusek the option of selling portions of the building as separate units.

Architects Frederick E. Faber and William F. Pagels completed the design for Thalia Hall in 1892. In addition to meeting Hall's and recreational spaces, such as a theater for Bohemian plays and operas, Thalia Hall incorporated multiple residential units. According to the 1900 Census, 52 people in 12 dwelling units lived in the building. Pilsen's capacity to integrate commercial, social, and domestic spaces is thus neatly exemplified by Thalia Hall.

### Public schools

In addition to the previously mentioned schools on or near West 18th Street, Pilsen included two other schools. Normand S. Patton, the architect for the Chicago Board of Education, built Pilsen Academy School at 1420 West 17th Street in 1898. The building was originally named Frank J. Jirka School after a Czech immigrant physician who died in 1895. Jirka had graduated from Rush Medical College in Chicago and went into general practice, serving as medical adviser to various Bohemian lodges and societies, and eventually becoming a member of the Board of Education. <sup>148</sup> The arches and stone carving give interest to this small building. <sup>149</sup> The Whittier School located at 1900 West 23rd Street was constructed in 1893 and named after the American Quaker poet and reformer, John Greenleaf Whittier (1807-1892).

## **Parks**

Public parks served as another important secular social space in the community. Because Pilsen was so dense and so few residents had access to open space, parks were essential to making the area livable. The West Park Commission created Harrison Park in 1912 to provide breathing space and social services to the overcrowded and industrialized lower west side. The Special Park Commission identified several potential park sites, including an eight-acre parcel previously used for lime production. The West Park Commission acquired the lime-kiln site and renowned landscape designer Jens Jensen (then the West Park Commission's general superintendent and chief landscape designer) created the Harrison Park's original plan. Swimming and wading pools and a natatorium building were constructed in 1914. Within the next several years, other recreational features including children's gardens were added. The park's field house was erected in 1928.

In 1950, the Chicago Park District expanded the intensively used small park by acquiring the stone quarry at its western boundary, doubling the size of the park. <sup>150</sup> In the later part of the 20th century, the park shifted to accommodate the growing Mexican population. In 1987, the natatorium was converted to the Mexican Fine Arts Center Museum, the largest in the United States. In 1993, a new state-of-the-art field house replaced the original facility.

The park's name honors one of Chicago's most popular mayors, Carter H. Harrison, Sr. (1825-1893). A native Kentuckian who settled near Union Park, Harrison served as mayor for five terms between 1879 and 1893. A disappointed office seeker assassinated him late on the day of October 28, 1893. Ironically, the day had been designated Mayor's Day in Harrison's honor, coinciding with Cities Day at the World's Columbian Exposition, Chicago's first world's fair. There is a monument to Harrison in Union Park. [51]

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In 1907, during an era of major political reform, the West Park Commission began creating its first three neighborhood parks, Dvorak, Eckhart, and Stanford Parks (Stanford Park no longer exists). These were inspired by a revolutionary system of parks that opened in 1905 to provide breathing space and social services to overcrowded immigrant neighborhoods on Chicago's south side like Pilsen. Because of the neighborhood's population density, the commissioners could only acquire small pieces of property. Dvorak Park was originally only 3.85 acres in size, comprising the block bounded by South May and South Carpenter Streets and West Cullerton and West 21st Streets. In recognition of the area's large Bohemian population, the West Park Commission named the park for Anton Dvorak (1841-1904), the famous Czech composer.

Jens Jensen also developed the original plan for Dvorak Park. He included all of the major components introduced in the south side neighborhood parks: swimming and wading pools, changing rooms and shower baths, an athletic field, a playground, outdoor gymnasiums, and a field house. Unlike the south side parks, Jensen's neighborhood parks also featured children's gardens and Prairie-style architecture. William Carbys Zimmerman, who then served as State Architect, designed Dvorak Park's field house and bathhouse. In 1999, the Chicago Park District expanded the park by acquiring an adjacent parcel of land. The expansion includes a new walkway and soccer fields. <sup>152</sup>

Another of Pilsen's small neighborhood parks, Barrett Park dates to just after 1900, beginning as a playground leased and operated by the Gad's Hill Center. The City of Chicago's Special Park Commission took over the lease in December 1907, furthering its goal of operating playgrounds and small parks in the city's most densely populated neighborhoods. That spring, the commission installed playground equipment and constructed an attractive frame building with a kindergarten room and toilets. In 1910, the park was named for reformer and physician Dr. Walter Christopher (1859-1905), in recognition of his lifelong service to children. By the following year, the park's frame structure had been equipped with gymnastics apparatus and was being used as a field house. Staff provided physical training for children, as well as for young men and women. Annual attendance at Christopher Playground reached an impressive 200,000 patrons in 1914.

The City of Chicago assumed ownership of the park property in 1926. By this time, the Bureau of Parks and Recreation had replaced the Special Park Commission, which no longer existed. In 1928, the city renamed the park in honor of John V. Barrett, a member of the Cook County Board of Review. Barrett was active in social and civic affairs, and was known as a strong supporter of athletics for the youth of the West Side. The Bureau of Parks and Recreation replaced the makeshift field house with a new brick recreation building in late 1952. Responsibility for Barrett Park was transferred to the Chicago Park District in 1959. Ten years later, the park district installed new playground equipment, which was updated in the 1980s and again in 1990. The park district added a junior soccer field and a basketball court in 1993. <sup>153</sup>

## Public baths

Pilsen's density and the lack of adequate bathing facilities in many of the area residences led to the construction of two public baths. The baths were constructed by the city between 1906 and 1908, a period when Progressive reformers held sway in local politics. During the Progressive era, reformers urged city

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governments to build public baths for the poor, and Chicago's government responded by building twenty-one small and utilitarian public bathhouses in poor and immigrant neighborhoods between 1894 and 1918. <sup>154</sup> Although some American cities built elaborate, monumental, and expensive public baths, Chicago conformed to the bath reformers' ideal that public bathhouses should be modest, unpretentious, strictly functional, free, readily accessible to bathers, and located in poor and immigrant neighborhoods. <sup>155</sup>

The City of Chicago constructed two public baths in Pilsen between 1907 and 1908. The first was a two-story building costing \$14,000, located at 1849-1851 South Throop. The second, a one-story building costing \$23,000, was constructed at 1911-1915 West Cullerton Street. While the South Throop Street bathhouse has been demolished, the Cullerton Street Public Bath House survives.

### Newspapers

By the 1920s there were four main Czech-language newspapers in Chicago: t he *Narod* (Nation, founded 1894) served the Catholic community, *Svornost* (Concord, founded 1875) served the freethinkers, *SpravedInost* (Justice, founded 1900) served the socialists, and the *Denní Hlasatel* (Daily Herald, founded 1891) claimed to be a "neutral" paper for the larger Midwestern Czech community. <sup>136</sup> While the newspapers had their own local political agendas, they all agreed that Czech independence was imperative. These newspapers were essential in the fight for Czech independence, as they were widely read by the Bohemian population throughout the country, rallying support for the cause and raising awareness.

Frank J. Maly, Sr. founded the *Denni Hlasatel* on May 1, 1891. The offices were originally at 1901 South Racine, in a Bohemian-American style building built in 1894. The publication offices moved closer to the center of Pilsen, to 1545-1549 West 18th Street, at the corner of South Ashland, in 1904. The stripped classical building with polychrome brickwork served as headquarters for the nonpartisan newspaper serving Chicago's Bohemian community. A major news source for Bohemian-Americans in Chicago and around the nation, the paper boasted a readership of 10,000 at its height. The paper celebrated its 100th anniversary in 1991, and is now published under the name *Nedelni Hlasatel*.

### Pilsen's Second Ethnic Identity

In the mid and late twentieth century, as Pilsen became the center of Chicago's Mexican and Mexican-American community, the new residents found a great resource in the historic buildings and landscapes of the community. Built by Bohemian immigrants, the neighborhood provided for the newest residents in many of the same ways it provided for its original residents. The neighborhood's structure accommodated a vital public and private life centered on existing buildings and spaces. Those older architectural and urban spaces provided the framework for a rather drastic re-definition of the institutional, cultural, and economic life of Pilsen. The process in many ways ran parallel to the best in historic preservation—the use and re-use of historic buildings and urban places to enrich the possibilities of both the present and the future residents.

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### **ENDNOTES**

<sup>&</sup>lt;sup>1</sup> The term "Bohemian" is used in this report to refer to the community that came from the area that is now the Czech Republic, but was referred to as Bohemia until it separated from the Austrian-Hungarian Empire at the close of World War I in 1918. After this point, Czechoslovakia became an independent state and its people known as "Czechs." Previously, there had been little attempt to distinguish between Czechs and Slovakians.

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<sup>&</sup>lt;sup>6</sup> City of Chicago Department of Planning and Development, Landmarks Division, "Thalia Hall," 2003,

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<sup>&</sup>lt;sup>7</sup> "Chicago Mayors, 1837-2003," in Janice L. Reiff, Ann Durkin Keating, and James R. Grossman, eds., *The Electronic Encyclopedia of Chicago*, 2005 <a href="https://www.encyclopedia.chicagohistory.org">www.encyclopedia.chicagohistory.org</a> (July 2005).

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<sup>16 &</sup>quot;Chicago has ten Bohemian towns," Chicago Tribune, 18 December 1904.

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<sup>&</sup>lt;sup>23</sup> Chicago Daily News 18 February 1963.

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<sup>40</sup> Horak, 75.

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Pilsen Historic District, Cook County, Illinois

# Verbal Boundary Description and Justification

### Boundary Description

South Halsted Street forms the east boundary line of the Pilsen Historic District. Along Halsted the boundary extends to the rear property line of the buildings on the east side of the street. It runs along Halsted to South Cermak Road (formerly 22nd Street), where it turns west. It encompasses only the north side of the South Cermak. At South Racine Avenue, the line cuts north to W. 21st Street. It then continues west on West 21st to South Laflin, where it turns south to West Cermak. The boundary then extends west on West Cermak to South Wolcott, where it cuts south to West 23<sup>rd</sup> Street. It goes along West 23<sup>rd</sup> Street to South Damen, where it turns south to the mid-point between West Coulter and South Blue Island Avenue. Here it extends southwest, encompassing the north and south sides of West Coulter, but excluding South Blue Island. It turns north at the alley between South Oakley and South Western (thus including the east and west sides of South Oakley, but excluding S. Western) to West 24th Street, where it cuts west to South Western and extends north for one block before returning to the alley between South Oakley and South Western and continuing north to West 18th Street. Here it turns east as far as West Hoyne, then extends north to West 17th Street. The line continues east to South Wolcott, where it turns east as far as West Hoyne, then extends north to West 17th Street. The line continues east to South Wolcott, where it turns north to West 16th Street and then runs east to South Halsted. This northern boundary follows the path of the railroad line, which dominates the northern sides of the streets. Thus only the south sides of West 18th. West 17th and West 16th are included.

The transportation networks, which make Pilsen easily accessible from other parts of Chicago and beyond, help define the district's parameters. The blue "L" line of the Chicago Transit Authority stops at a station on South Western Avenue, between West 20th and West 21st Streets. Railroad tracks run east-west along West 16th Street, turning south at South Sangamon Street. The South Branch of the Chicago River is just a few blocks east of the district. The Congress Expressway (1-290), which links the lakefront to the Western suburbs and beyond, is less than a mile north of the neighborhood, while the north-south Dan Ryan Expressway (1-90/94), is just east of the district.

## Boundary Justification

The boundaries of the Pilsen Historic District generally correspond to the historic boundaries assigned to the Pilsen neighborhood in the late nineteenth and early twentieth century. They also reflect the presence of major breaks in the urban fabric immediately adjacent to Pilsen. Those breaks are made up by the elevated rail embankment on the north, the elevated interstate highway, with its attendant break in the historic fabric, on the east, the extensive urban renewal and more specialized industrial land use south of Cermak Road on the east side of the district, and the major break in the historic fabric presented by the modern automotive-oriented commercial and industrial facilities to the west, along South Western Avenue. On the southwest side of the Pilsen Historic District the continuity of the neighborhood fabric in the area south of Cermak Road, running to the block just north of Blue Island Avenue, justifies the extension of the District boundary in this area, south of West Cermak Road. The historical boundaries reinforced by more modern physical barriers suggest the appropriateness of the selected District boundaries.

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## Photographic Documentation -- Photo List

- IL-Cook Co PilsenHD
- 1. Pilsen Historic District
- 2. Cook County, Illinois
- 3 Lydia Brandt
- 4. August 1, 2005
- 5. Lydia Brandt
- IL-Cook Co PilsenHD001 Looking east down West 18th Street from northwest corner of South Ashland Avenue and West 18th, South side of West 18th Street between South Ashland Avenue and South Laflin Street
- IL-Cook Co\_PilsenHD002 Looking east down West 18th Street from southwest corner of Wolcott Street and West 18th on Harrison Park
- IL-Cook Co Pilsen HD003 Looking east down southern side of West 19th Street between South Loomis and South Throop on north side. West 19th Street between South Loomis and South Throop Streets
- IL-Cook Co PilsenHD004 1844 South Alport
- 1L-Cook Co\_PilsenHD005 1530 Cullerton
- IL-Cook Co\_PilsenHD006 1726 South Racine
- IL-Cook Co\_PilsenHD007 1423 West 16th
- 1L-Cook Co\_PilsenHD008 Looking east down alley between West 17th and 18th Streets from east side of Wolcott Street
- IL-Cook Co\_PilsenHD009 1130 West 17th
- IL-Cook Co PilsenHD010 1532 Cullreron
- IL-Cook Co PilsenHD011 1538 Cullerton
- LL-Cook Co\_PilsenHD012 Looking north up east side of South Racine Avenue from center of west side of 1800 block of street between West 19<sup>th</sup> and West 18<sup>th</sup>, Casa Aztlan LL-Cook Co\_PilsenHD013 931 West 19<sup>th</sup>
- IL-Cook Co\_PilsenHD014 Looking south down east side of south Sanagmon Street from the northwest corner of West 18th and Sangamon, Kraft Factory and Sangamon Street
- IL-Cook Co\_PilsenHD015 1911 Cullerton
- IL-Cook Co PilsenHD016 Looking southwest at building on Miller Street, Jungman Public School
- IL-Cook Co PilsenHD017 Looking south down west side of South Ashland Avenue from southeast corner of South Ashland and West 18th,
- Plzensky Sokol and West Side of Ashland
- IL-Cook Co PilsenHD018 St. Paul's Church
- IL-Cook Co PilsenHD019 Looking east down West 18th Street from southwest corner of South Throop Street and West 18th, West 18th Street and
- St. Procopius Church
- IL-Cook Co\_PilsenHD020 Looking south down South Allport Street from northwest corner of West 18th and South Allport, Thalia Hall
- IL-Cook Co PilsenHD021 1101 West 18th
- IL-Cook Co\_PilsenHD022 1439 West 18th
- IL-Cook Co\_PilsenHD023 1501 West 18th
- IL-Cook Co\_PilsenHD024 1328 West 18th
- IL-Cook Co\_PilsenHD025 1901 South Racine

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Pitsen Historic District, Cook County, Illinois

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Address	Street	Contributing/ Non-Contributing
1737	W 18TH PL	Contributing
1740	W 18TH PL	Contributing
1741	W 18TH PL	Non-Contributing
1742	W 18TH PL	Contributing
1743	W 18TH PL	Contributing
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1748	W 18TH PL	Contributing
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830	W 18TH ST	Contributing
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950	W 18TH ST	Non-Contributing
952	W 18TH ST	Contributing
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1011	W 18TH ST	Contributing	
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1015	W 18TH ST	Contributing	
1019	W 18TH ST	Contributing	
1021	W 18TH ST	Contributing	
1023-31	W 18TH ST	Non-Contributing	
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1036	W 18TH ST	Contributing	
1038	W 18TH ST	Contributing	
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1121	W 18TH ST	Contributing	
1122	W 18TH ST	Contributing	
1125	W 18TH ST	Contributing	
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1130	W 18TH ST	Contributing	
1132	W 18TH ST	Contributing	

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Pilsen Historic District, Cook County, Illinois

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1812 M	W 21ST PL	Non-Contributing
1813 W	W 21ST PL	Contributing
1816 M	W 21ST PL	Non-Contributing
1817 W	W 21ST PL	Contributing
1818 W	W 21ST PL	Non-Contributing
1819 M	W 21ST PL	Contributing
1820 M	W 21ST PL	Contributing
1821 M	W 21ST PL	Contributing
1822 W	W 21ST PL	Contributing
1823 M	W 21ST PL	Contributing
1826 M	W 21ST PL	Contributing
1827 W	W 21ST PL	Contributing
1828 W	W 21ST PL	Contributing
1829 M	W 21ST PL	Contributing
1831 W	W 21ST PL	Contributing
1832 W	W 21ST PL	Contributing
1833 W	W 21ST PL	Contributing
1836 M	W 21ST PL	Contributing
1837 M	W 21ST PL	Contributing

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	Contributing/ Non-Contributing	Address	Street	Contributing/ Non-Contributing	Address	Street	Contributing/ Non-Contributing
-+	Contributing	1925	W 21ST PL	Contributing	2020	W 21ST PL	Contributing
1839 W 21ST PL	Contributing	1926	W21ST PL	Contributing	2021	W 21ST PL	Contributing
-+	Contributing	1929	W 21ST PL	Contributing	2022	W 21ST PL	Contributing
-+	Contributing	1931	W 21ST PL	Contributing	2023	-	Contributing
1843 W 21ST PL	Contributing	1932	W 21ST PL	Contributing	2025	W 21ST PL	Contributing
1844 W 21ST PL	Contributing	1933	W 21ST PL	Contributing	2026		Contributing
$\rightarrow$	Contributing	1934	W 21ST PL	Contributing	2028	W21ST PL	Contributing
1848 W 21ST PL	Contributing	1935	W 21ST PL	Contributing	2029		Contributing
1849 W 21ST PL	Contributing	1938	W 21ST PL	Non-Contributing	2030		Contributing
1850 W 21ST PL	Contributing	1939	W 21ST PL	Non-Contributing	2031	ļ.,,	Contributing
$\rightarrow$	Contributing	1940	W 21ST PL	Contributing	2032	<b></b>	Contributing
1852 W 21ST PL	Contributing	1941	W 21ST PL	Contributing	2033	W21ST PL	Contributing
1853 W 21ST PL	Non-Contributing	1942	W 21ST PL	Contributing	2036	<del> </del>	Contribution
1854 W 21ST PL	Contributing	1943	W 21ST PL	Contributing	2037	-	Contribution
1857 W 21ST PL	Contributing	1944	W21ST PL	Contributino	2038	+	Contribution
1858 W 21ST PL	Contributing	1945	-	Contributing	2039		Non-Contribution
1859 W 21ST PL	Contributing	1948	W21ST PL	Contributing	2040		Contribution
1900 W 21ST PL	Contributing	1949	W 21ST PL	Contributing	2042	-	Contributing
1901 W21ST PL	Contributing	1950	W 21ST PL	Non-Contributing	2043	-	Contributing
1902 W 21ST PL	Contributing	1961	W 21ST PL	Contributing	2046	-	Contributing
1903 W 21ST PL	Contributing	1952	W21ST PL	Contributing	2047	-	Contributing
1905 W 21ST PL	Contributing	1956	W 21ST PL	Contributing	2048		Contributing
-+	Contributing	2000	W 21ST PL	Contributing	2049	W 21ST PL	Non-Contributing
1907 W 21ST PL	Contributing	2001	W 21ST PL	Contributing	2050		Contributing
	Contributing	2002	W 21ST PL	Contributing	2051	W 21ST PL	Contributing
-	Contributing	2003	W 21ST PL	Contributing	2052	W 21ST PL	Contributing
-	Contributing	2006	W21ST PL	Contributing	2055	-	Contributing
-	Contributing	2007	W 21ST PL	Contributing	2056	W 21ST PL	Contributing
-+	Contributing	2008	W 21ST PL	Contributing	2057	W 21ST PL	Contributing
-	Non-Contributing	2009	W 21ST PL	Contributing	2058	W21ST PL	Contributing
-	Contributing	2010	W 21ST PL	Contributing	2059	W 21ST PL	Cantributing
-	Contributing	2011	W 21ST PL	Contributing	2103	W 21ST PL	Contributing
$\rightarrow$	Contributing	2012	W 21ST PL	Contributing	2104	W 21ST PL	Contributing
1920 W 21ST PL	Contributing	2015	W 21ST PL	Contributing	2107	W 21ST PL	Contributing
$\dashv$	Contributing	2016	W 21ST PL	Contributing	2108	W 21ST PL	Contributing
	Confribating	2017	W 21ST PL	Contributing	2109	_	Contributing
	Contributing	2018	W 21ST PL	Contributing	2110	W 21ST PL	Contributing
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2114 2116 2117 2121 2122 2125 2126 2128 2129 2130 2132 2136 2137 2139 2141 2142

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2146 2148 2149 2150 2152

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2153 2156

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Address		Contributing/ Non-Contributing	Ď.	¥
816		Non-Contributing		
817		Contributing		
824	W 21ST ST	Contributing		
829-31	W 21ST ST	Contributing		
830	W 21ST ST	Non-Contributing		
906	W 21ST ST	Non-Contributing		
904	W 21ST ST	Contributing		
906	W 21ST ST	Non-Contributing		
910	W 21ST ST	Contributing		
916	W 21ST ST	Non-Contributing		
917	W21ST ST	Contributing		
946-82	W 21ST ST	Non-Contributing		÷
971	W 21ST ST	Non-Contributing		
975-83	W 21ST ST	Contributing		
1000	W 21ST ST	Non-Contributing		ĺ
1001	W 21ST ST	Contributing		
1016	W 21ST ST	Non-Contributing		1
1020	W 21ST ST	Non-Contributing		
1030	W 21ST ST	Non-Contributing		
1034	W 21ST ST	Non-Contributing		
1036	W 21ST ST	Non-Contributing		
1119	W 21ST ST	Non-Contributing		
1157	W 21ST ST	Contributing		
1159	W 21ST ST	Contributing		
1161	W 21ST ST	Non-Contributing		
1165	W 21ST ST	Non-Contributing		
1179	W 21ST ST	Non-Contributing		
1212	W 21ST ST	Contributing		
1218	W 21ST ST	Contributing		
1236	W 21ST ST	Contributing		
1314	W 21ST ST	Non-Contributing		
1315	W 21ST ST	Non-Contributing		
1316	W 21ST ST	Non-Contributing		
1318	W 21ST ST	Non-Contributing		
1330	W 21ST ST	Non-Contributing		
1340	W 21ST ST	Non-Contributing		
1414	W 21ST ST	Confinbuting		
1425	W 21ST ST	Non-Contributing		

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Street	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W21ST ST	W 21ST ST
Address	1426	1428	1429	1432	1436	1526	1528	1530	1532	1536	1538	1541-45	1613	1616	1617	1618	1619	1620	1621	1622	1623	1624	1626	1627	1629	1630	1631	1632	1633	1634	1637	1638	1639	1641	1642	1643	1644	1646

Address         Street         Contributing           1647         W.21ST ST         Contributing           1648         W.21ST ST         Contributing           1654         W.21ST ST         Contributing           1656         W.21ST ST         Contributing           1700         W.21ST ST         Contributing           1701         W.21ST ST         Contributing           1702         W.21ST ST         Contributing           1701         W.21ST ST         Contributing           1702         W.21ST ST         Contributing           1703         W.21ST ST         Contributing           1704         W.21ST ST         Contributing           1710         W.21ST ST         Contributing           1711         W.21ST ST         Contributing           1711         W.21ST ST         Contributing           1712         W.21ST ST         Contributing </th <th>Pilsen His</th> <th>HISTORIC DISTRICT, COOK</th> <th>ok County, Illinois</th>	Pilsen His	HISTORIC DISTRICT, COOK	ok County, Illinois
W 21S1 ST         Contributing	Address	Street	Contributing/ Non-Contributing
W.2.151.51 W.2.2.151.51 W.2.2.151.51 W.2.2.151.51 W.2.2.2.151 W.2.2.2.2.21 W.2.2.2.21 W.2.2.21 W.2.2.2.21 W.2.2.2.21 W.2.2.2.21 W.2.2.2.21 W.2.2.2.21 W.2.2.21 W.2.2.2.21 W.2.2.2.21 W.2.2.2.21 W.2.2.2.21 W.2.2.2.21 W.2.2.21 W.2.2.2	1647	21ST	
W.2.151.51	1648	21ST	Contributing
W.2151 ST W.2151	1651		Contributing
W.2151 ST	1652	21ST	Contributing
W.2151 ST	1654	21ST	Contributing
W.2151 ST W.2151	1655		Contributing
W.2151 ST W.2151	1656		Contributing
W.2.151 ST	1657	W 21ST ST	Contributing
W.2151 ST	1658		Confributing
W.2151 ST W.2151	1659		Contributing
W.2.151.51	1700		Contributing
W 2151 ST W 2151	1701	21ST	Contributing
W.215151	1702		Contributing
W.215151	1705		Non-Contributing
W 2151 ST W 2151	1706		Contributing
W.2151 ST.	1707	W 21ST ST	Non-Contributing
W.2151 ST W.2151 ST	1708		Non-Contributing
W.2.151 ST	1709		Contributing
W.2181 ST W.2181	1710		Contributing
W.2151 ST W.2151 ST	1711	21ST	Contributing
W.2151.51	1712	21ST	Non-Contributing
W.2181 ST W.2181	1713	21ST	Contributing
W.2151.51	1714	W 21ST ST	Contributing
W.2151 ST W.2151 ST	1716	21ST	Contributing
W.2181 ST W.2181	1717	21ST	Contributing
W.2151.51	1719		Confributing
W2151 ST W2151 ST W2151 ST W2151 ST W2151 ST W2151 ST W2151 ST W2151 ST W2151 ST W2151 ST	1720		Contributing
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W215T ST W215T ST W215T ST W215T ST W215T ST W215T ST	1724		Contributing
W21ST ST W21ST ST W21ST ST W21ST ST W21ST ST	1725	21ST	Non-Contributing
W218T ST W218T ST W218T ST W218T ST	1726	21ST	Contributing
W21ST ST W21ST ST W21ST ST	1727	21ST	Non-Contributing
W21ST ST W21ST ST W21ST ST	1729	21ST	Non-Contributing
W21ST ST W21ST ST	1732	21ST	Contributing
W 21ST ST	1733	21ST	Non-Contributing
	1734	21ST	Contributing

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Contributing/	Contribution	Contributing	Non-Contribution	Contributing	Contributing	Contributing	Non-Contributing	Non-Contributing	Contributing	Contributing	Non-Contributing	Contributing	Contributing	Non-Contributing	Contributing	Contributing	Contributing	Contributing	Non-Contributing	Contributing	Contributing	Contributing	Contributing	Contributing	Contributing	Contributing	Contributing	Contributing	Contributing	Contributing	Contributing	Contributing	Contributing	Contributing	Contributing	Contribution
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Street	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W21ST ST	W 21ST ST	W21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST
Address	1822	1823	1826	1827	1828	1829	1830	1831	-	-	-	-+	_	-+	184	$\rightarrow$	-	-	-	$\rightarrow$	$\rightarrow$	$\rightarrow$	$\rightarrow$	$\rightarrow$	-	-+	-				+		+	-+	-+	1923
Contributing/ Von-Contributing	Contributing	Non-Contributing	Non-Contributing	Non-Contributing	Contributing	Contributing	Contributing	Contributing	Contributing	Contributing	Contributing	Contributing	Contributing	Contributing	Contributing	Contributing	Contributing	Contributing	Contributing	Contributing	Contributing	Contributing	Contributing	Contributing	Contributing	Non-Contributing	Contributing	Contributing	Contributing	Contributing	Contributing	Contributing	Contributing	Contributing	Contributing	Contributing
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Non-Contributing

Pilsen Historic District, Cook County, Illinois

United States Department of the Interior National Park Service

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Address	2257	2258	2259	2300	2301	2304	2306	2308	2309	2310	2311	2312	2313	2314	2315	2318	2319	2320	2321	2322	2323	2324	2326	2327	2329	2330	2332	2333	2334	2335	2336	2337	2339	2340	2342	2343	2344	2345
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Contributing/ Non-Contributing	Contributing	Non-Contributing	Contributing	Confributing	Contributing	Contributing	Contributing	Contributing	Contributing	Contributing	Contributing	Non-Contributing	Contributing	Confributing	Contributing	Non-Contributing	Contributing	Confributing	Contributing	Confributing	Contributing	Contributing	Contributing	Contributing														
Street	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST							
Address	2209	2210	2211	2213	2214	2217	2218	2219	2220	2221	2222	2223	2224	2226	2227	2228	2229	2231	2232	2233	2234	2236	2237	2238	2239	2240	2241	2242	2245	2246	2247	2248	2249	2250	2251	2252	2253	2256
Contributing/ Non-Contributing	Contributing	Contributing	Contributing	Contributing	Non-Contributing	Contributing	Contributing	Contributing	Contributing	Contributing	Contributing	Contributing	Contributing	Contributing	Contributing	Contributing	Contributing	Contributing	Contributing	Contributing	Contributing	Contributing	Contributing	Contributing	Contributing	Contributing	Contributing	Contributing	Contributing	Contributing	Contributing							
Col	Cont	Cont	Cont	Com	Cont	Cont	Cont	Cont	Cont	Cont	Cont	Non-	Cont	Cont	Cont	Cont	Cont	Cont	Cont	Com	Cont	Cont	Cont	Cont	Cont	Cont	Cont	Cont	Cont									
Street	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST	W 21ST ST							
Address	2046	2048	2049	2050	2022	2056	2057	2058	2059	2101	2114	2116	2120	2121	2122	2124	2126	2128	2130	2135	2136	2137	2138	2140	2141	2142	2146	2148	2149	2150	2152	2153	2156	2158	2159	2201	2203	2207

Non-Contributing

Non-Contributing Non-Contributing

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	Non-Contributing	Realize essential	Non-Contributing
W 21ST ST	Contributing	1946 W 22ND PL	Contributing
W 21st Place		1947 W 22ND PL	Contributing
W 21ST PL	Contributing	1950 W 22ND PL	Non-Contributing
W 21ST PL	Contributing	1951 W 22ND PL	Contributing
W 21ST PL	Contributing	1952 W 22ND PL	Non-Contributing
W 21ST PL	Contributing	1955 W 22ND PL	Contributing
W 22" Place		1956 W 22ND PL	Non-Contributing
W 22ND PL	Contributing	2000 W 22ND PL	Contributing
W 22ND PL	Contributing	2008 W 22ND PL	Contributing
W 22ND PL	Non-Contributing	2009 W 22ND PL	Contributing
W 22ND PL	Contributing	2010 W 22ND PL	Contributing
W 22ND PL	Contributing	2011 W 22ND PL	Contributing
W 22ND PL	Contributing	2014 W 22ND PL	Contributing
W 22ND PL	Contributing	2015 W 22ND PL	Contributing
W 22ND PL	Contributing	2016 W 22ND PL	Contribution
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W 22ND PL	Contributing	2033 W 22ND PL	Contributing
W 22ND PL	Contributing	2034 W 22ND PL	Non-Contributing
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W 22ND PL	Contributing	2037 W 22ND PL	Non-Contributing
W 22ND PL	Contributing	2038 W 22NO PL	Contributing
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Pilsen Historic District, Cook County, Illinois

		Non-Contributing
2048	W 22ND PL	Contributing
2049	W 22ND PL	Non-Contributing
2050	W 22ND PL	Contributing
2051	W 22ND PL	Contributing
2053	W 22ND PL	Non-Contributing
2054	W 22ND PL	Non-Contributing
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2058	W 22ND PL	Contributing
2059	W 22ND PL	Non-Contributing
2100	W 22ND PL	Contributing
2102	W 22ND PL	Contributing
2106	W 22ND PL	Contributing
2108	W 22ND PL	Contributing
2110	W 22ND PL	Contributing
2118	W 22ND PL	Contributing
2126	W 22ND PL	Contributing
2128	W 22ND PL	Contributing
2130	W 22ND PL	Contributing
2132	W 22ND PL	Contributing
2133	W 22ND PL	Contributing
2135	W 22ND PL	Contributing
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2139	W 22ND PL	Contributing
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2141	W 22ND PL	Contributing
2142	W 22ND PL	Contributing
2143	W 22ND PL	Contributing
2146	W 22ND PL	Contributing
2147	W 22ND PL	Contributing
2148	W 22ND PL	Contributing
2149	W 22ND PL	Contributing
2150	W 22ND PL	Contributing
2151	W 22ND PL	Non-Contributing
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NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

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Address

Pilsen Historic District, Cook County, Illinois

United States Department of the Interior

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Pilsen Historic District, Cook County, Illinois

United States Department of the Interior National Park Service

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Pilsen Historic District, Cook County, Illinois

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Pilsen Historic District, Cook County, Illinois

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1842	MORGAN	Contributing
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1934	S MORGAN ST	Contributing
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2001- 2039	S MORGAN ST	Non-Contributing
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2100	S MORGAN ST	Contributing
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1613	AVE	Non-Contributing
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United States Department of the Interior National Park Service

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Contributing/ Non-Contributing	Address	Street	Contributing/ Non-Contributing	Address	Street	Contributing/
S NEWBERRY	2233	SOAKLEY	Contributing	2417	SOAKLEY	Non-Contributing
S NEWBERRY	2235	SOAKLEY	Contributing	2421	-	Contabutos
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Mon-Coolehulma	2239		Contributing	2425	-	Contributing
SNEWBERRY	2243		Contributing	2427	SOAKLEY	Contributing
Contributing	2245	SOAKLEY	Contributing	2429	SOAKLEY	Contributing
Oakley Avenue	2247	SOAKLEY	Contributing	2433	1—	Contribution
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Non-Contributing	2253-59	SOAKLEY	Contributing	2437	+	Contributing
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Pilsen Hi	Historic District, Co.	District, Cook County, Illinois
Address	Street	Contributing/
		Non-Contributing
1614	S THROOP ST	Contributing
1815	S THROOP ST	Non-Contributing
1616	S THROOP ST	Contributing
1616	S THROOP ST	Contributing
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1636	S THROOP ST	Contributing
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1639	S THROOP ST	Contributing
1641	S THROOP ST	Contributing
1643	S THROOP ST	Contributing
1646	S THROOP ST	Contributing
1647	S THROOP ST	Non-Contributing
1648	S THROOP ST	Contributing
1650	S THROOP ST	Contributing
1651	S THROOP ST	Contributing
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1656	S THROOP ST	Contributing
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Contributing/ Non-Contributing	Address	Street	Contributing/		Address	Street	Contributing/	
Contributing	2006	S THROOP ST	Contributing		<b> </b>	Wolcott Avanta	Non-Contributing	Ē.
Contributing	2010	S THROOP ST	Contributing		1601	S WOLCOTT AVE	Contribution	
Contributing	2011	S THROOP ST	Contributing		1617	S WOLCOTT AVE	Contribution	
Contributing	2012	S THROOP ST	Non-Contributing		1711	S WOLCOTT AVE	Non-Contribution	
Contributing	2013	S THROOP ST	Contributing		1715	S WOLCOTT AVE	Contribution	
Contributing	2014	S THROOP ST	Contributing		1724	S WOLCOTT AVE	Non-Contribution	
Contributing	2015	S THROOP ST	Non-Contributing	1800	1800-56	S WOLCOTT AVE	Non Contribution	
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Contributing	2018	S THROOP ST	Contributing		1917	S WOLCOTT AVE	Non Contribution	
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Contributing	2022	S THROOP ST	Contributing	2	2000	S WOLCOTT AVE	Contributing	
Contributing	2025	S THROOP ST	Contributing	2	2001	S WOLCOTT AVE	Contribution	
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Contributing	2117	S THROOP ST	Non-Contributing		+	S WOLCOTT AVE	Contributing	
Contributing	2140	S THROOP ST	Non-Contributing		┿	S WOLCOTT AVE	No. Certifical	
Non-Contributing	2145	S THROOP ST	Non-Contributing		+	S WOLCOTT AVE	Nort-Continuing	
Contributing		Western Avenue			+	S WOLCOTT AVE	Contributing	
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Contributing	1901-17	S WESTERN AVE	Contributing		+	S WOLCOTT AVE	Mon Contribution	
Non-Contributing	1925	S WESTERN AVE	Contributing		+	S WOLCOTT AVE	Non-Contributing	
Contributing	2001-05	S WESTERN AVE	Non-Contributing	2		S WOLCOTT AVE	Non-Contributing	
Contributing	2007	S WESTERN AVE	Non-Contributing	2	2242	S WOLCOTT AVE	Contributing	
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Contributing	2021	S WESTERN AVE	Non-Contributing	2	2326	S WOLCOTT AVE	Contributing	
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Contributing	2135-39	S WESTERN AVE	Contributing		1603	S WOOD ST	Contributing	
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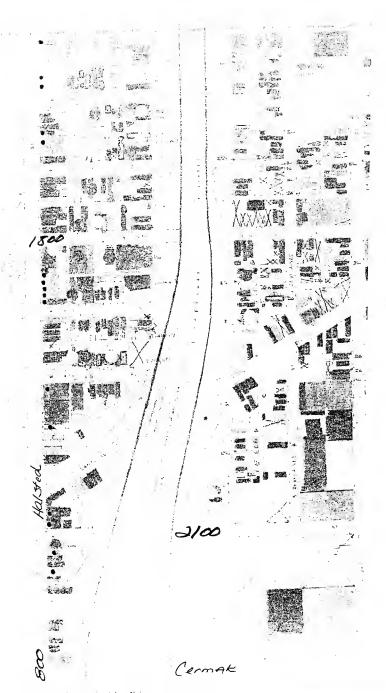
NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

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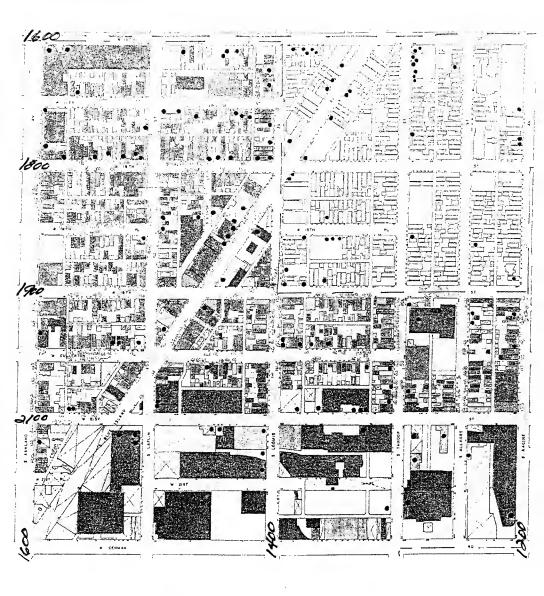


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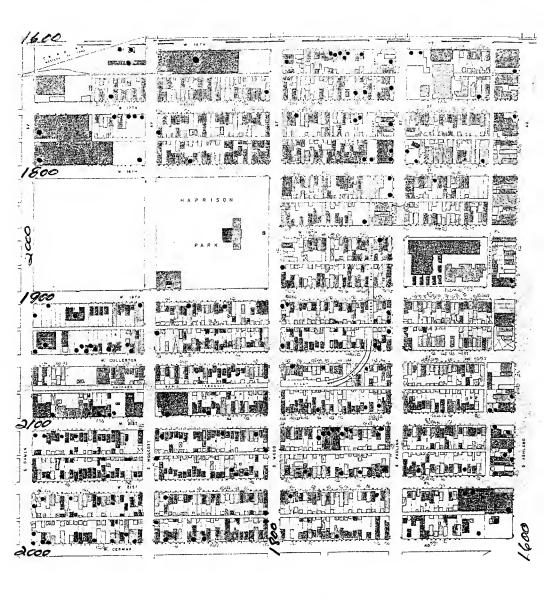
Pilsen Historic District, Chicago, Cook County, Illinois



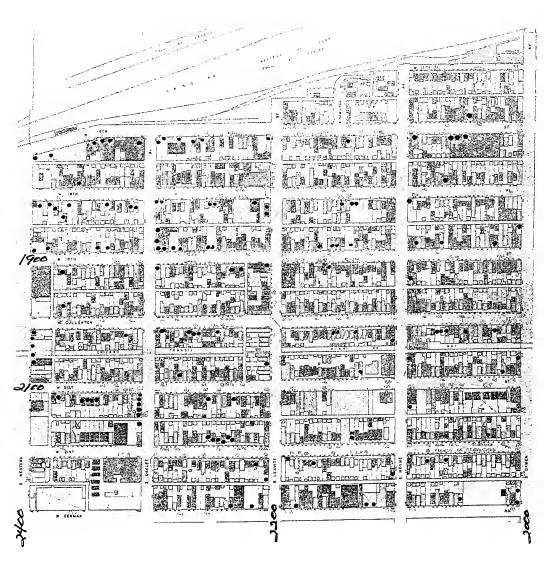
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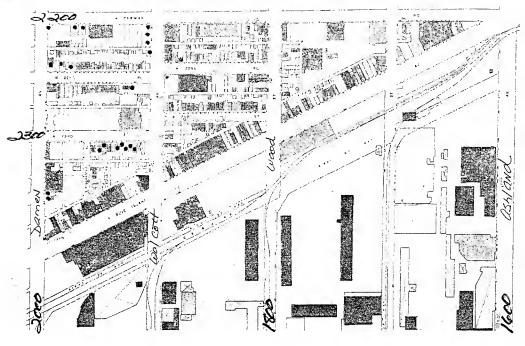


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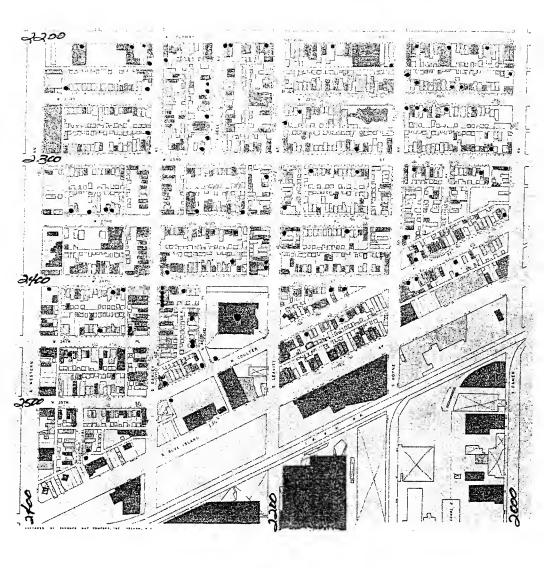


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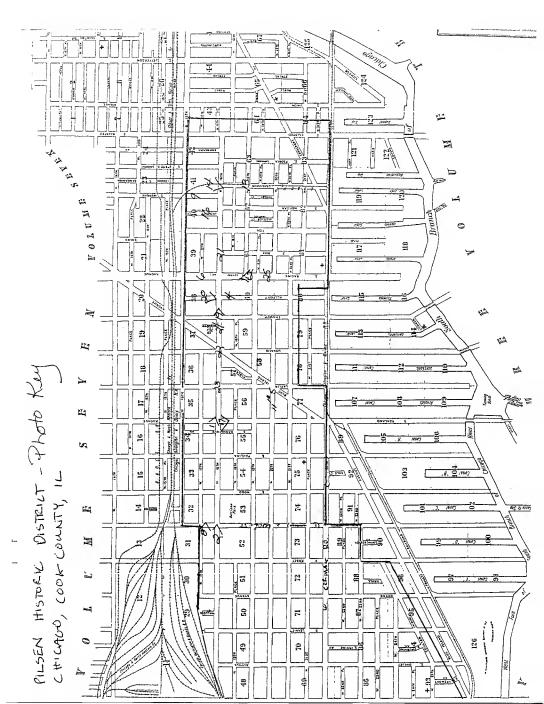




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City of Chicago Richard M. Daley, Mayor

Department of Planning and Development

Lori T. Healey Commissioner

Suite 1600 33 North LaSalle Street Chicago, Illinois 60602 (312) 744-3200 (312) 744-9140 (FAX)

(312) 744-2578 (TTY) http://www.cityofchicago.org December 2, 2005

Tracey A. Sculle Survey & National Register Coordinator Illinois Historic Preservation Agency 1 Old State Capitol Springfield, IL 62702

Re: Chicago nominations to the National Register of Historic Places for the

- Anton E. Hanson House, 7610 S. Ridgeland Ave.;
- North Mayfair Bungalow Historic District, roughly bounded by W. Foster Ave., N. Pulaski Rd., N. Kilbourn Ave., and W. Lawrence Ave.: and
- Pilsen Historic District, roughly bounded by W. 16<sup>th</sup> St., W. Cermak Rd., S. Halsted St., and S. Western Ave.

Dear Ms. Sculle:

This is in response to your letters of September 15, October 31, and November 4, 2005, to Mayor Richard M. Daley and the Commission on Chicago Landmarks asking for the Commission's comments on the nominations of the properties referenced above to the National Register of Historic Places. As a Certified Local Government (CLG), the City of Chicago is given the opportunity to comment on local nominations to the National Register prior to being considered by the Illinois Historic Sites Advisory Council.

At its regular meeting of December 1, 2005, the Commission voted unanimously to support the National Register listings for all three nominations. The Commission's resolution is attached.

Please contact Terry Tatum of my staff at 312-744-9147 if you have any questions.

Sincerely,

Brian Goeken

Deputy Commissioner Landmarks Division

Originated by:

Terry Tatum

Director of Research Landmarks Division



WORKS

Resolution
by the
Commission on Chicago Landmarks
on the
Nominations to the National Register of Historic Places
for the

Anton E. Hanson House, 7610 S. Ridgeland Ave.

North Mayfair Bungalow Historic District, roughly bounded by W. Foster Ave., N. Pulaski Rd., N. Kilbourn Ave., and W. Lawrence Ave.

and

Pilsen Historic District, roughly bounded by W. 16<sup>th</sup> St., W. Cermak Rd., S. Halsted St., and S. Western Ave.

December 1, 2005

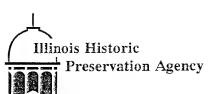
The Commission on Chicago Landmarks finds that:

 the Anton E. Hanson House is an unusual cast-concrete house in the context of Chicago architecture, possesses local significance, and is eligible under Criterion C for listing on the National Register of Historic Places; and

the North Mayfair Bungalow Historic District is a fine and consistent collection of Chicago bungalows and related buildings built predominantly in the 1910s and 20s. It is being nominated under the Multiple Property Documentation form for "Chicago Bungalows." It possesses local significance and meets Criterion A for community planning and development and Criterion C for architecture; and

the Pilsen Historic District is significant for its architecture and history reflecting its origins as a predominantly Bohemian immigrant neighborhood in the late 19th century and its transformation into a largely Mexican-American community after World War II. The district possesses local significance and meets Criterion A for Ethnic Heritage, Social History and Industry and Criterion C for Architecture.

Now, therefore, be it resolved by the Commission on Chicago Landmarks that it hereby supports the listing of all three nominations to the National Register of Historic Places.



Voice (217) 782-4836

1 Old State Capitol Plaza • Springfield, Illinois 62701-1512 • Teletypewriter Only (217) 524-7128

www.illinois-history.gov

## MEMORANDUM

TO:

Mayor Richard M. Daley, City of Chicago

Brian Goeken, Landmarks Division, Department of Planning and Development

FROM:

Tracey A. Sculle, Survey and National Register Coordinator — AS

DATE:

October 31, 2005

SUBJECT:

Preliminary Opinion for the Pilsen Historic District

The Pilsen Historic District meets Criterion A for Ethnic Heritage, Social History and Industry and Criterion C for Architecture for listing in the National Register of Historic Places. The District is locally significant as an ethnic neighborhood first settled and developed by Bohemians and later occupied and preserved by Mexican-Americans. Between its founding in the 1870s and the first quarter of the twentieth century, Pilsen became the major Bohemian settlement not only in Chicago, but in the entire United States. The post-World War II demographic shift of the neighborhood, from a Bohemian neighborhood to its overwhelmingly Mexican-American population happened relatively quickly. However, between 1940s and the 1950s, there was a period when the two groups lived in the historic district simultaneously. The history and architecture of the Pilsen Historic District reflects an important aspect of Chicago's ethnic settlement patterns and ongoing social and economic development. The period of significance for the historic district is from 1871, when the first buildings were built, to 1956, the fifty-year cutoff for significance to the National Register.

While some of the original features and materials of the properties in the Pilsen Historic District have changed over time, the area represents a distinct neighborhood of residences, churches and meeting halls, school, parks, and commercial and industrial buildings in a clearly defined area on Chicago's south side. The Pilsen Historic District has excellent integrity and clearly conveys both its historic and architectural importance. Most importantly, the historic district represents Chicago's early Bohemian immigration and twentieth century Mexican-American settlement. In my opinion, The District will make an excellent addition to the National Register of Historic Places.

GEORGIA, COBB COUNTY, Butner -- Mctvre General Store, 4455 Marietta St., Powder Springs, 05001593, LISTED, 2/01/06 GEORGIA, LEE COUNTY, Leesburg High School, 100 Starkville Ave., Leesburg, 05001595, LISTED, 2/01/06 GEORGIA, TROUP COUNTY, West Point Commercial Historic District, Roughly bounded by 4th Ave., 2nd Ave., W. 9th St., and W. 7th St., West Point, 05001596, LISTED, 2/01/06 IDAHO, ADA COUNTY, Bell, R.H. and Jessie, House, 137 E. Pine St., Meridian, 05001599, LISTED, 2/01/06 IDAHO, ADA COUNTY, Hill, Clara, House, 1123 N. Main St., Meridian, 05001600, LISTED, 2/01/06 IDAHO, CUSTER COUNTY, Idaho Mining and Smelter Company Store, One Ford St., Clayton, 05001601, LISTED, 2/01/06 ILLINOIS, COOK COUNTY, Homestead, The, 1625 Hinman Ave. Evanston, 05001607, LISTED, 2/01/06 ILLINOIS, COOK COUNTY, Maverick Lloyd, Lola, House, 455 Birch St., Winnetka, 05001606, LISTED, 2/01/06 ILLINOIS, COOK COUNTY, North Mayfair Bungalow Historic District, Roughly bounded by W. Foster Ave., N. Pulaski Rd., N. Kilbourn Ave., and W. Lawrence Ave., Chicago, 05001608, LISTED, 2/01/06 (Chicago Bungalows MPS) ILLINOIS, COOK COUNTY, Filsen Historic District,

Roughly bounded by W. 16th St., W. Cermak Rd., S. Halsted St. and S. Western

Ave.,

Chicago, 05001609, LISTED, 2/01/06

ILLINOIS, GRUNDY COUNTY,
Morris Downtown Commercial Historic District,
Liberty St., roughly bounded by the RR, Illinois St., Fulton and Wauponsee
Sts. and Franklin,
Morris, 05001603,
LISTED, 1/31/06

ILLINOIS, HENRY COUNTY, Kewanee Hotel, 125 N. Chestnut, Kewanee, 05001605, LISTED, 2/01/06

ILLINOIS, JACKSON COUNTY, Hull, William H., House, 1517 Walnut, Murphysboro, 05001602, LISTED, 2/01/06

ILLINOIS, WARREN COUNTY, Monmouth Courthouse Commercial Historic District, Roughly bounded by Archer, Ave., First St., Second Ave. and A St., Monmouth, 05001604, LISTED, 2/01/06

MASSACHUSETTS, NORFOLK COUNTY, West Roxbury Farkway, Metropolitan Park System of Greater Boston, West Roxbury Farkway, Bellevue Hill, E. Border, W. Border Rds., Brookline, 05001578, LISTED, 1/19/06 (Metropolitan Park System of Greater Boston MPS)

MISSOURI, CAPE GIRARDEAU COUNTY, Jackson Uptown Commercial Historic District, Roughly bounded by Court, Main, Missouir and High Sts., Jackson, 05001562, LISTED, 2/01/06

MISSOURI, JACKSON COUNTY, Fark Manor Historic District, 910 Ward Pkwy, 920 Ward Fkwy. and 4826 Roanoke Pkwy, Kansas City, 05001610, LISTED, 2/01/06

NEW JERSEY, BERGEN COUNTY, Presbyterian Church of Norwood, 701 Broadway, Norwood Borough, 05001567, LISTED, 2/01/06

NEW JERSEY, HUDSON COUNTY, First Baptist Church, 901-907 Bloomfield St., Hobeken, 05001570, LISTED, 2/01/06

NEW JERSEY, HUNTERCON COUNTY, Eversole, Charles, House,